

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 24, 1976, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Cowie, Harcourt,
Kennedy, Marzari, Rankin,
Sweeney and Volrich

ABSENT: Alderman Boyce (Ill)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bowers,

SECONDED by Ald. Sweeney,

THAT the Minutes of the following meetings be adopted:

- (a) Regular Council Meeting - August 10, 1976 (with the exception of the 'In Camera' portion)
- (b) Special Council (Public Hearing) - August 10, 1976
- (c) Special Council (Court of Revision) - August 12, 1976
- (d) Special Council (Public Hearing) - August 12, 1976

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,

SECONDED by Ald. Sweeney,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS1. Citizens Coalition on Transportation

It was agreed to defer consideration of this matter, pending the hearing of delegations this afternoon.

COMMUNICATIONS OR PETITIONS1. Proposed Super-Market Development at 70th and Granville

Council had before it one of a number of letters from residents in the area of the proposed Supermarket development at 70th and Granville requesting to appear before Council on this matter.

Council also noted a reply from the City Clerk to the residents indicating that a Public Hearing on this development is scheduled for September 23, 1976, and suggesting that they defer their delegations to that meeting.

cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Proposed Super-Market Development
at 70th and Granville. (Cont'd)

At this time Council agreed to vary the agenda to consider Manager's Report "C" dated August 16, 1976, on the same topic.

MOVED by Ald. Bowers

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird

THAT the requests of the residents to make representations to Council on this matter, be received and they be heard at the Public Hearing dealing with the proposed development scheduled for September 23, 1976.

- CARRIED UNANIMOUSLY

2. Per Diem Increase -
Aldermen and Senior Staff.

Mayor Phillips submitted a memorandum, dated August 18, 1976, attached to which was a schedule of travel allowances for both Aldermen and Senior Staff of the G.V.R.D. Municipalities.

The City of Vancouver's present allowance is \$25 per diem. The Mayor recommended that Council approve an increase in per diem travel allowance for both Aldermen and Senior Staff to \$35.

MOVED by Ald. Bird

THAT the above recommendation of the Mayor be approved.

- CARRIED

(Ald. Marzari and Rankin opposed)

3. Fluoridation of Water Supply.

Under date of August 17, 1976, Mayor Phillips submitted a memo to Council in which he suggested a further alternative to those contained in Alderman Rankin's motion, which was also before Council this day. This alternative is:

"THAT Council request change in Provincial legislation to permit municipalities or Water Districts (whichever is the appropriate body) to fluoridate the water supply at their discretion."

Council agreed to vary the agenda to consider the motion of Alderman Rankin at this time. This motion contained the following two alternatives:

- "(a) Request a change in legislation which would require that all community water systems be fluoridated.
- (b) Request a change in legislation which would permit community water fluoridation with a majority vote."

The Council had before it various requests for delegations.

cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)Fluoridation of Water Supply (Cont'd)

MOVED by Ald. Rankin

THAT Council recommend that the G.V.R.D. hold evening Public Meetings on the issue of fluoridation alternatives suggested by the Mayor and Alderman Rankin;

FURTHER THAT Alderman Rankin's motion and the Mayor's memo be tabled for one week, pending the G.V.R.D.'s reply to Council's request.

- CARRIED

(Ald. Kennedy opposed)

4. Crosstown Bus Via 25th
and 29th Avenues.

Under date of August 20, 1976, the Conference of Local Area Councils Traffic and Transit Committee requested an opportunity to appear before Council to present its proposal for a new crosstown bus service via 25th and 29th Avenues.

MOVED by Ald. Kennedy

THAT the delegation request from the Conference of Local Area Councils Traffic and Transit Committee, contained in their letter of August 20, 1976, be granted.

- CARRIED UNANIMOUSLY

5. "Clunker Week"
September 13 - 17, 1976.

Council noted a letter from Outdoors Unlittered dated August 23, 1976, requesting an opportunity to appear before Council this day regarding the above clause in the Manager's Report (Fire and Traffic) dated August 20, 1976.

MOVED by Ald. Bowers

THAT the request of Outdoors Unlittered be granted and that representation from this group be heard this day.

- CARRIED UNANIMOUSLY

It was agreed to vary the agenda to consider the Manager's report (Fire & Traffic) Clause 1, dated August 20, 1976.

Ms. Valerie S. van Veen addressed Council and suggested that Council not accept the recommendations of the City Manager contained in his report dated August 20, 1976. She suggested instead that Council merely endorse the proposal of Outdoors Unlittered to hold a 'Clunker Week' September 13 - 17, 1976, with the object of removing privately-owned derelict vehicles from public and private lands. Ms. van Veen noted that this program would involve no cost to the City.

MOVED by Ald. Kennedy

THAT Council endorse the proposal by Outdoors Unlittered to hold a 'Clunker Week' September 13 - 17, 1976.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT
AUGUST 20, 1976

Works & Utility Matters
(August 20, 1976)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Tender - Supply and Delivery of Mineral Aggregates
- Cl. 2: Rental Agreement for Radio Installation at Seton Villa
- Cl. 3: Tender Awards
- Cl. 4: Improvements to Boundary Road at Kingsway
- Cl. 5: Sewer Easement over City-Owned Lots 12 & 13 and 31 and 32 (False Creek)

Clauses 1, 2 and 3.

MOVED by Ald. Sweeney

THAT the recommendations of the City Manager, as contained in Clauses 1, 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Improvements to Boundary Road
at Kingsway.
(Clause 4)

The Assistant City Engineer, Traffic & Transportation, spoke to this report and indicated that his department has been in contact with both Burnaby Parks and Recreation Committee and the Burnaby/Vancouver Parks and Recreation Committee on this matter.

MOVED by Ald. Volrich

THAT the City Clerk be instructed to arrange a meeting, as early as possible, with the interested parties (citizens, Burnaby Council and the Vancouver Park Board) on the whole question of Boundary Road, including the proposed public transit system in this area.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird

THAT the Burnaby and Vancouver Engineering Departments approach the Provincial Government to determine its attitude towards the proposal to use a portion of Central Park for road purposes.

- LOST

(Ald. Bowers, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

Sewer Easement over City-owned Lots
12 & 13 and 31 & 32 (False Creek)
(Clause 5)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be amended and then approved as follows:

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS

Works & Utility Matters
(August 20, 1976) (Cont'd)

Sewer Easement over City-owned Lots
12 & 13 and 31 & 32 (False Creek)
(Clause 5) (Cont'd)

'It is recommended that approval be granted for execution of agreements to grant a right-of-way to the Greater Vancouver Sewerage and Drainage District to install sewers reserving the right of the City to install and maintain the seawall and for the installation, construction and maintenance of Marina buildings and facilities upon Lots 31 and 32 and 12 and 13.

The terms and conditions of the agreement to be to the satisfaction of the Director of Legal Services.'

- CARRIED UNANIMOUSLY

Underlining denotes amendment.

Building & Planning Matters
(August 20, 1976)

The Council considered this report which contains thirteen clauses identified as follows:

- Cl. 1: Rezoning Application - 3743 West Broadway
- Cl. 2: Rezoning Application - 7112 Victoria Drive
- Cl. 3: Rezoning Application - 3583 West 40th Avenue
- Cl. 4: Cedar Cottage N.I.P. Appropriation - The New School
- Cl. 5: Development Permit Applications - 3135 and 3080 West Broadway
- Cl. 6: Retention of Dwelling Unit - 74 West 21st Avenue
- Cl. 7: Kitsilano N.I.P. - Funds for Serendipity Playschool
- Cl. 8: Kitsilano N.I.P. - Funds for Bayview School
- Cl. 9: Kitsilano N.I.P. - Kitsilano Area Child Care Society Playground
- Cl. 10: Riley Park N.I.P. - Planning Process, Administration (Staff and Budget) and Area Boundary
- Cl. 11: Grandview-Woodland N.I.P. - Administration Citizen Involvement and Area Boundary
- Cl. 12: Development of City Land - S/W Corner 6th Avenue and Laurel Street
- Cl. 13: Rezoning Application - N/S 2500 East 22nd Avenue

Clauses 1 and 2.

MOVED by Ald. Bowers

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(August 20, 1976) (Cont'd)

Rezoning Application -
3583 West 40th Avenue.
(Clause 3)

Council noted a request from Mr. T.K. Johnston, the applicant, to address Council this day on this report.

MOVED by Ald. Kennedy
THAT Mr. Johnston's request be granted.

- CARRIED UNANIMOUSLY

Mr. Johnston addressed Council putting forward arguments why his application to have the westerly 33 feet of his single-family dwelling at 3583 West 40th Avenue, rezoned as originally and has been for the past fifty years or more to C-2.

MOVED by Ald. Rankin
THAT the Director of Planning be instructed to submit Mr. Johnston's application to a Public Hearing.

- LOST

(Ald. Bowers, Cowie, Harcourt, Marzari, Sweeney,
Volrich and the Mayor opposed)

No further action was taken on this matter.

Cedar Cottage N.I.P. Appropriation
The New School.
(Clause 4)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Development Permit Applications
3135 and 3080 West Broadway
(Clause 5)

Distributed today was a letter from Mr. & Mrs.L. Atkinson, Ace Cycle Shop requesting an opportunity to address Council this day on the subject matter contained in this report.

The City Clerk advised Council that a letter had been received from Clark, Wilson and Company, on behalf of the El Matador Restaurant advising that his client is presently on holdaiy and requesting that this item be deferred to September 21, 1976, and that they be permitted to appear as a delegation at that time.

MOVED by Ald. Bird
THAT this report be deferred until such time as Mr. & Mrs. Atkinson, Ace Cycle Shop, and representatives of the El Matador Restaurant, are able to appear before Council as delegations.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(August 20, 1976) (cont'd)

Clauses 6 to 11 inclusive

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager as contained in Clauses 6, 7, 8, 9, 10 and 11 be approved.

- CARRIED UNANIMOUSLY

Development of City Land - S/W Corner
6th Avenue and Laurel Street (Clause 12)

MOVED by Ald. Marzari,
 THAT

- (a) Daon Development Corporation, H. Haebler Co. Ltd. and Hawthorn Mansfield Towers be approved as the Team to develop the City-owned land at the southwest corner of 6th Avenue and Laurel Street under the general direction of the Development Consultant and in accordance with the description contained in this report, and subject to the City being given a 45-day option to purchase improvements from Daon Development Corporation and subject to satisfactory financial arrangements with the Senior Governments.
- (b) The normal procedures for Development Permit and Building Permit will apply.
- (c) The Director of Legal Services be authorized to draw up and execute a ground lease with Daon Development Corporation in accordance with the general terms and conditions contained in the report of the City Manager of August 20, 1976, as varied by the Council resolution (a) above, and such other conditions as the Director of Legal Services may consider appropriate.

- CARRIED UNANIMOUSLY

Rezoning Application -
N/S 2500 East 22nd Avenue.
(Clause 13)

MOVED by Ald. Harcourt

THAT any development on the City-owned property on the N/S 2500 Block East 22nd Avenue be deferred for at least one year, and that the student capacity of the affected school be reviewed at that time.

- CARRIED UNANIMOUSLY

The Council recessed at 11.00 a.m., and, following an 'In Camera' meeting in No. 3. Committee Room, reconvened in Open Council in the Council Chamber at 11.25 a.m.

B. Accreditation, Constitution and
By-laws of the Proposed Employers'
Organization.

Council, on August 10, 1976, having received submissions from the Vancouver Municipal Regional Employees' Union and Local 1004 of the Canadian Union of Public Employees, deferred consideration of this item to permit the City Manager and the Director, Labour Relations, Greater Vancouver Regional District, to report their comments on the Unions' submissions.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Accreditation, Constitution and By-laws
of the Proposed Employers' Organization
(cont'd)

Submitted this day was a report, dated August 17, 1976, from the City Manager, and a report, dated April 29, 1976, from the City Manager, commenting as requested. Council also had before it for consideration a previous report of the City Manager, dated June 30, 1976 on Accreditation, Constitution and By-laws of the Proposed Employers' Organization, attached to which were two resolutions which Council would have to adopt should they wish to become members of the proposed Employers' Organization. Also attached to the report was a copy of the final draft proposed constitution.

MOVED by Ald. Bowers

THAT resolution No. 2., as proposed by the G.V.R.D. Labour Relations Department with respect to authorizing the Provisional Directors of the Employers Association to apply as an employers' organization to the Labour Relations Board of the Province of British Columbia to be accredited as a bargaining agent on behalf of the City of Vancouver.

- LOST

(Ald. Bird, Cowie, Harcourt, Kennedy, Rankin, Sweeney,
Volrich and the Mayor opposed)

MOVED by Ald. Harcourt

THAT the reports of the City Manager and the Director - Labour Relations, G.V.R.D. be received.

- CARRIED UNANIMOUSLY

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The Council recessed at 12.00 noon, to reconvene in
the Council Chamber at 2.00 p.m.
- - - - -

The Council reconvened in Open Council in the Council Chamber at 2.00 p.m., with Mayor Phillips in the Chair and the following Members present.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Harcourt,
Kennedy, Marzari, Rankin,
Sweeney and Volrich.

ABSENT: Alderman Boyce (Ill)
Alderman Cowie (Civic Business)

CLERK TO THE COUNCIL: D.H. Little.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Licenses & Claims Matters
(August 20, 1976)

Public Market at 1148 Homer Street -
License Fee.
(Clause 1)

MOVED by Ald. Harcourt

THAT the Director of Permits and Licenses report back to Council on an appropriate license category and fee for this type of operation.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(August 20, 1976)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Clunker Week - September 13th to 17th, 1976
- Cl. 2: Funding for Traffic Signals

Clunker Week - Sept.13-17, 1976
(Clause 1)

For Council action on this clause, see page 3.

Funding for Traffic Signals.
(Clause 2)

MOVED by Ald. Bowers

THAT the installation of the traffic signals and pedestrian signals at Marine Drive and Blenheim Street, and the pedestrian signal at 12th Avenue and St. George Street, at an estimated cost of \$31,300 be funded from the 1976 Contingency Reserve Fund.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT Council defer, until 1977, the installation of the overhead illuminated crosswalk sign at Clark Drive and 3rd Avenue, at an estimated cost of \$6,000.

- LOST

(Ald. Bowers, Kennedy, Rankin, Sweeney, Volrich
and the Mayor opposed)

MOVED by Ald. Kennedy

THAT the installation of the overhead illuminated crosswalk sign at Clark Drive and 3rd Avenue, at an estimated cost of \$6,000, be funded from the 1976 Contingency Reserve Fund.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

Citizens Coalition on Transportation.

Council, at its meeting on July 27, 1976, approved a delegation request from the Citizens Coalition on Transportation, and instructed that copies of the Organization's brief be made available to the City Engineer well in advance of the presentation.

Council had for consideration the brief from the Citizens Coalition on Transportation, dated July 21, 1976, and a report from the City Manager, dated August 23, 1976.

Messrs. Elgin Ruddell and Bruce Hamilton both addressed Council on behalf of the Citizens Coalition on Transportation and referred to the following recommendations contained in their brief:

Cont'd.....

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Citizens Coalition on Transportation (Cont'd)

- "1. That there be an immediate halt of all planned truck route expansion in Vancouver.
2. That the transport of goods not interfere with local neighbourhoods or neighbourhood development.
3. That Vancouver City Council support the proposal for a planning commission with representation from all levels of government and equal representation from the Citizens Coalition on Transportation (Lower Mainland B.C.)

This planning commission will be empowered to set terms of reference in order to study, plan and implement recommendations regarding the origin and destination of goods, port development and growth, alternate port locations and the use of rail in the transport of goods, along with all other positive alternatives to the movement of goods."

The report of the City Manager recommended:

- " A. THAT Council not endorse the recommendation to halt all planned truck routes and other works, as this would be contrary to many policies of Council and proposals which are not in progress and are designed to relieve truck problems as well as to permit other proposals which Council endorses.
- B. THAT Council re-affirm its existing policy to complete the goods movement study which is currently in progress with the Federal Government as well as the rail rationalization study. When these are completed the need for further studies can be evaluated, but not until then.
- C. THAT City Council not endorse proposals for a transportation commission other than the creation of the inter-provincial - Regional - municipal transportation commission which is currently being reviewed by the G.V.R.D."

MOVED by Ald. Bowers

THAT recommendations 'B' as contained in the City Manager's report, be approved, and recommendation 'C' be amended and then approved as follows:

'THAT City Council not endorse proposals for a transportation commission other than the creation of the inter-provincial - Regional - municipal transportation commission which is currently being reviewed by the G.V.R.D., and that the G.V.R.D. be requested to consider citizen participation on the proposed transportation commission.'

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

Underlining denotes amendment.

Cont'd...

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Citizens Coalition on Transportation (Cont'd)

MOVED by Ald. Rankin

THAT no additional truck routes be planned for the City, save and except the Commissioner Street route and the study on the Great Northern Cut.

- LOST

(Ald. Bird, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Marzari

THAT the Planning and Development Committee meet with the City Engineer, Director of Planning, proposed G.V.R.D. Transportation Commission and the Citizens Coalition on Transportation to review the status and progress of the Goods Movement Study, for report back to Council.

- LOST

(Ald. Bird, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(August 20, 1976)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Kitsilano Ice Rink - Staffing and Operating Expenses
- Cl. 2: Sunset Ice Rink - Staffing and Operating Expenses
- Cl. 3: 1976 Capital Borrowing Program
- Cl. 4: Initial Expenses - Meter Checker Program
- Cl. 5: Additions to the Centennial Museum
- Cl. 6: Police Communications Centre Staffing
- Cl. 7: False Creek Ground Leases

Clauses 1, 2 and 4.

MOVED by Ald. Bowers

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

1976 Borrowing Program
(Clause 3)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Marzari opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(August 20, 1976) (Cont'd)

Additions to Centennial Museum.
(Clause 5)

MOVED by Ald. Bird

THAT the City make a contribution of \$25,000 to the Vancouver Museums and Planetarium Association towards the necessary renovations to the Centennial Museum:

FURTHER THAT the source of funds be referred to the City Manager.

- CARRIED UNANIMOUSLY

Clauses 6 and 7.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, as contained in clauses 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(August 20, 1976)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Proposed Easement over portion of City Lot - Vicinity of Abbott and Cordova Streets
- Cl. 2: Acquisition of Deteriorated Properties - Strathcona Rehabilitation Project
- Cl. 3: Rental Review - S/S of Kingsway West of Tyne
- Cl. 4: Demolitions - Various Properties
- Cl. 5: Lease of City Property - E/S Main Street between Industrial and Terminal Avenues
- Cl. 6: Sale to Mennonite Senior Citizens' Society 4.01 Acre Site - 5700 Block Bruce Street

Clauses 1 - 6 inclusive

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 5 and 6, of this report, be approved, and clause 4 be received for information.

- CARRIED UNANIMOUSLY

D. Sale to Southvan Foundation
2 acre Senior Citizen's
Site in Langara.

MOVED by Ald. Bowers

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

- E. 460 West 16th Avenue
Development Permit Application #73608.

Mr. G. J. Vickery spoke briefly to Council on this development.

MOVED by Ald. Harcourt

THAT Council advise the Director of Planning that in its opinion Development Permit Application No. 73608 for 460 West 16th Avenue, should be approved.

- CARRIED

(Ald. Sweeney opposed)

- F. Staffing and Funding -
 Cordova House - (Hard-to-House
Facility) 368 East Cordova Street.

MOVED by Ald. Marzari

THAT Council authorize an amount of \$23,000.00 from the Contingency Reserve Fund, for the purpose of subsidizing the staffing and meal service at Cordova House, for a period of up to six months with a review and report back to Council in three months.

FURTHER THAT the Mayor be requested to communicate with the senior governments and request re-imbursement to the City based on prevailing agreements.

- G. Sale of Fresh Fish from a Vehicle
 Located at the Gastown Farmers
Market on Sundays.

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings Alderman Cowie joined the meeting.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee
on Finance & Administration,
August 5, 1976

Department of Travel Industry Presentation of
a Study on the Potential for a Convention
Centre in Vancouver (Clause 1)

MOVED by Ald. Volrich,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services,
August 12, 1976

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Withdrawal of Neighbourhood Pub Application -
2354-2356 West 41st Avenue
- Cl. 2: Neighbourhood Pub Proposal - West 10th Avenue
and Sasamat
- Cl. 3: Proposed Local Improvement Money By-law for
a Community Office in Marpole-Oakridge
- Cl. 4: Portuguese Community in Vancouver
- Cl. 5: Quarterly Grants Report

Clauses 1, 2, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in
Clauses 1 and 2 be approved and Clauses 3 and 4 be received
for information.

- CARRIED UNANIMOUSLY

Quarterly Grants Report
(Clause 5)

Council agreed to deal with the Committee's recommendations
on grants individually.

(a) Arbutus Work Incentive Society

MOVED by Ald. Rankin,
THAT Council approve a grant of \$7,630.00 to the
Arbutus Work Incentive Society.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

(b) Hellenic School Parents Association

A representative of this group addressed Council and requested
that they approve their grant request to enable them to add one
additional staff member to their one person office to enable them
to effectively carry out their work.

MOVED by Ald. Rankin,
THAT Council approve a grant of \$5,610.00 to the Hellenic
School Parents Association as requested.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bird, Bowers and Kennedy opposed)

The Mayor agreed that due to Alderman Boyce's absence through
illness, this matter be placed on the next Council agenda.

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
August 12, 1976 (cont'd)

Quarterly Grants Report
(Clause 5) (cont'd)

(c) Lower Mainland Stroke Association

MOVED by Ald. Rankin,
THAT Council approve a grant of \$5,321.00 to the Lower
Mainland Stroke Association.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

(d) Cedar Cottage Neighbourhood
Services Association

MOVED by Ald. Rankin,
THAT Council approve a grant of \$12,750.00 to the Cedar
Cottage Neighbourhood Services Association for a Portuguese
Community Worker.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

(e) Vancouver Status of Women

MOVED by Ald. Rankin,
THAT Council approve a grant of \$6,905.00 to the Vancouver
Status of Women.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bird, Kennedy and Volrich opposed)

(f) Canadian Council of Christians
and Jews

MOVED by Ald. Rankin,
THAT Council approve a grant of \$14,500.00 to the Canadian
Council of Christians and Jews.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bird, Bowers and Rankin opposed)

MOVED by Ald. Bowers,
THAT Council approve a grant of \$4,900.00 to the Canadian
Council of Christians and Jews.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT all grants approved this day be required to provide the
services and to be subject to the conditions as outlined by the Acting
Director of Social Planning contained in the Manager's Report
dated July 29, 1976.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee
on Planning and Development,
August 12, 1976

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Park and Recreation Levies
- Cl. 2: Townhouse Proposals in RS-2 and RT-2 Zones
of the City
- Cl. 3: Monthly Status of Rezoning Applications
- Cl. 4: Development Permit Application - Ferry
Terminal Foot of Seymour Street

Clauses 1, 3 and 4

MOVED by Ald. Bowers,

THAT the recommendation of the Committee contained in Clause 1 be approved and Clauses 3 and 4 be received for information.

- CARRIED UNANIMOUSLY

Townhouse Proposals in RS-2 and
RT-2 Zones of the City (Clause 2)

MOVED by Ald. Bowers,

THAT recommendation A of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT recommendation B of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT recommendations C and D of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

(Alderman Cowie requested and obtained permission to abstain from voting on recommendations C and D)

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for August 25, 1976, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,

SECONDED by Ald. Sweeney,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

Regular Council, August 24, 1976 17

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (New Regulations re M-1 &
M-2 District Schedules)

MOVED by Ald. Bowers,
SECONDED by Ald. Kennedy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Kennedy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4188,
BEING THE ZONING AND DEVELOPMENT
FEE BY-LAW

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Lane
Purposes (1234 West 7th Avenue)

MOVED by Ald. Bird,
SECONDED by Ald. Bowers,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of Lot 7, Block 313, District Lot 526,
Plan No. 590

(1234 West 7th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

Regular Council, August 24, 1976 18

MOTIONS (cont'd)

- B. Allocation of Land for Lane Purposes
(East ½ of Lot 17 and West ½ of Lot
17, Block 294, D.L. 526, Plan 590)

MOVED by Ald. Bird,

SECONDED by Ald. Bowers,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of each of the East half of Lot 17, and the West half of Lot 17, both of Block 294, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated August 6, 1976, and marginally numbered LF 7813, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- C. Allocation of Land for Lane Purposes
(North 10 feet of Lots 18, 19 and 20,
Block 294, D.L. 526, Plan 590)

MOVED by Ald. Bird

SECONDED by Ald. Bowers,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of each of Lots 18, 19 and 20,
Block 294, District Lot 526, Plan No. 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Harbour Park Property

MOVED by Ald. Kennedy,

SECONDED by Ald. Sweeney,

THAT WHEREAS Council by resolution dated July 27, 1976, has broken off negotiations with the proposed developer for the Harbour Park Property;

AND WHEREAS the right to develop this site within the airspace above the property represents an economic value to the City;

THEREFORE BE IT RESOLVED THAT Council is prepared to consider bids from developers for some part of those rights if the transfer to another site is considered to be architecturally appropriate.

(Amended)

Alderman Kennedy requested and received permission to amend his motion by deleting the first paragraph.

cont'd....

MOTIONS (cont'd)

Harbour Park Property
(cont'd)

The motion as amended and reading as follows was put and CARRIED:

"THAT WHEREAS the right to develop this site within the airspace above the property represents an economic value to the City;

THEREFORE BE IT RESOLVED THAT Council is prepared to consider bids from developers for some part of those rights if the transfer to another site is considered to be architecturally appropriate."

(Alderman Rankin opposed)

2. Escape from Highrise Buildings

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin,

THAT WHEREAS the subject of escape from highrise buildings is a matter of continuing public concern;

AND WHEREAS it has been demonstrated that the Booth system used in New Westminster appears to have novel advantages;

THEREFORE BE IT RESOLVED THAT the City's Fire Chief and Chief Building Inspector be asked to report on the Booth system and to advise on the desirability of making the system a requirement in all new highrise buildings in Vancouver.

(Amended)

Alderman Kennedy requested and received permission to amend his motion by inserting the words 'Provincial Fire Marshal' in the third paragraph.

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT WHEREAS the subject of escape from highrise buildings is a matter of continuing public concern;

AND WHEREAS it has been demonstrated that the Booth system used in New Westminster appears to have novel advantages;

THEREFORE BE IT RESOLVED THAT the Provincial Fire Marshal, the City's Fire Chief and Chief Building Inspector be asked to report on the Booth system and to advise on the desirability of making the system a requirement in all new highrise buildings in Vancouver."

(Underlining denotes amendment)

ENQUIRIES AND OTHER MATTERS

Alderman Volrich -
Clean Up of Rubble at
Hangar #3 Jericho Beach

referred to a communication he had received from ACSOH advising that the Park Board has requested ACSOH to remove a rubbish pile at Jericho Beach west of Hangar #3. ACSOH has advised that to clean up the rubble west of Hangar #3 would cost between \$2,500 and \$3,000 if done on a commercial basis.

ENQUIRIES AND OTHER MATTERS (cont'd)

Clean Up of Rubble at Hangar
#3, Jericho Beach

They have requested that either the City's Sanitation Department or some other appropriate agency clean up the rubble at no cost to ACSOH or its principals.

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,

THAT the City request its Engineering Department or some other appropriate agency to clean up the rubble west of Hangar #3 at Jericho Beach Park at no cost to ACSOH.

(Amended)

MOVED by Ald. Rankin in amendment,
SECONDED by Ald. Sweeney,

THAT the following be added to Alderman Volrich's motion:

"and the City bill the Federal Government for the cost of removal of this rubble."

- CARRIED

(Aldermen Harcourt, Kennedy and Volrich opposed)

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the City request its Engineering Department or some other appropriate agency to clean up the rubble west of Hangar #3 at Jericho Beach Park at no cost to ACSOH, and the City bill the Federal Government for the cost of removal of this rubble."

Alderman Bowers -
Tow Away of Cars from
Provincial Court Building

advised he has received a number of complaints re Busters towing away cars from the Provincial Court Building at 222 Main Street. The Downtown Parking Corporation originally recommended that the Provincial Government operate this lot with personnel on duty, however, the Provincial Government refused this request.

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,

THAT Council request the Provincial Government to permit the Downtown Parking Corporation to operate the parking lot at the Provincial Court Building, 222 Main Street, with personnel in charge in place of the present tow-away system.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 4:10 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting
of August 24, 1976, adopted on August 31, 1976.

A. Phillips
MAYOR

B. N. Little
CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Tender No. 58-76-5
Supply & Delivery of Mineral Aggregates

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"Tenders for the above were opened by the City Manager on July 26, 1976, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

All discounts have been considered when applicable. As local content does not alter the bid order of items meeting specifications the prices reported do not consider local content.

Six bids were received; four for the supply, transportation and unloading of the material and two for the unloading of the material only. As the minor saving (\$1,350) involved in awarding a separate contract for unloading would be offset by co-ordination and scheduling costs, all recommendations are based upon one company being responsible for the supply, transportation and unloading of the respective material.

Construction Aggregates Ltd., and Lafarge Concrete Ltd., both tendered a combined product, as an alternative to Items 1 to 4 (these materials are blended together when making asphaltic concrete). Use of the combined product will still require that Items 1 to 4 be used to produce some asphaltic concrete mixes; however, the quantities of Items 1 to 4 required will be reduced. This reduction is estimated to save approximately \$35,000.

All prices for Items 1 to 4 shown in this report, and in the working copy of the tabulation which is on file in the Purchasing Agent's office, have been adjusted to reflect the reduced estimated quantities. Prices also include all taxes and charges.

All recommendations in this report are for acceptance of the low bids meeting specifications, with the exception of Items No. 3 & 5. Item No. 3 is for a less expensive alternative material while Item No. 5 is the low effective bid meeting specifications.

Item No. 3, The low bid to meet specifications, was submitted by Pacific Rim Aggregate Ltd.; however, Lafarge Concrete Ltd., tendered an alternate material that has a minor size deviation from specification which will not affect its final usage and will save an estimated \$2,500. This material was successfully used last year.

Item No. 5, Lafarge Concrete Ltd., and Blackstone Paving Ltd., submitted bids which were lower than that being recommended, by an estimated \$4,500 and \$3,000 respectively. The Lafarge product does not meet specifications as the material offered is only 75% crushed, not 100% crushed as required by the City.

The material offered by Blackstone Paving Ltd., has a specific gravity which is approximately 17% greater than material supplied by other bidders. As a result, the City would have to purchase 17% more material to obtain the equivalent volume to that supplied by the recommended bidder. This represents an additional estimated cost to the City, in the amount of \$15,000.

It is recommended that the unspecified portions of the material which are to be picked up via City trucks be awarded to three tenderers. This will enable the material for each job to be picked up from the location that produces the lowest on-site cost for that particular location (taking the City's hauling costs into account). It is estimated that this portion of the contract will cost an additional \$75,000. The prices shown in the Recommendations in this report do not include this amount due to the uncertainty of job locations during the 12month duration of the contract.

The City Engineer and Purchasing Agent, RECOMMEND as follows:

1. Construction Aggregates Ltd.

Item 1, the reduced amount of Item 2, and Items 9, 17 and an estimated 35,000 tons of the 1/2" alternative asphalt blend material, to be delivered and unloaded at Cambie Yard, at an estimated cost of \$830,000; and an unspecified portion of Items 9, 12 and 17 which will be picked up by City Trucks.

Cont'd . . .

Manager's Report, August 20, 1976 (WORKS - 2)

Clause 1 Cont'd

3. Pacific Rim Aggregates, A division of RivTow Straits Ltd.

The reduced amount of Item 4, and Items 5, 10 and 13, to be delivered and unloaded at Cambie Yards at an estimated cost of \$320,000.

C. Lafarge Concrete Ltd.

The reduced amount of Item 3, and Items 7 and 11, to be delivered and unloaded at Cambie Yards at an estimated cost of \$65,000; and an unspecified portion of Items 9, 12 and 17, which will be picked-up by City trucks.

D. Columbia Bitulithic Ltd.

An unspecified portion of Items 9, 12 and 17, which will be picked-up by City trucks."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

The City Treasurer shall return the deposits or bid bonds of unsuccessful bidders.

2. Rental Agreement for Radio Installation at Seton Villa

The City Engineer reports as follows:

"In order to provide reliable coverage, police radio transmitters and antennae were installed at Seton Villa Retirement Centre, 3755 McGill Street, Burnaby. The Co-ordinated Law Enforcement Unit are sharing this facility with the Vancouver City Police.

The owners have requested that an agreement be drawn up for the space jointly occupied by the Vancouver City Police and the Co-ordinated Law Enforcement Unit. The rental charge of \$60 per month will be shared by the Vancouver City Police Department and the Co-ordinated Law Enforcement Unit. Funds are available in the Revenue Accounts.

The term of the lease should be for 5 years with an option for a further five years.

The City Engineer RECOMMENDS that the Director of Legal Services be authorized to prepare and execute a lease agreement between the City and Seton Villa for the space required to accommodate the police radio equipment."

The City Manager RECOMMENDS that the foregoing report of the City Engineer be approved.

INFORMATION:

3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Tailgate Mounted Salter/Sanders
Demolition Breakers
Soil Sterilant
Trucks
Diaphragm Pump
Decorative Street Lighting, Walkway Luminaires and Poles
Eductor Catch Basin Cleaners
Fire Hose
Electric Carts"

The City Manager submits the foregoing report of the Purchasing Agent for the INFORMATION of Council.

INFORMATION AND RECOMMENDATION:

4. Improvements to Boundary Road at Kingsway

The City Engineer reports as follows:

"On August 10, 1976, Council adopted the following resolution:

'That the City Engineer be instructed to defer indefinitely letting the contract on the widening of Boundary Road at Kingsway to provide Council an opportunity to discuss the whole question of Boundary Road with the citizens, Burnaby Council and the Vancouver Park Board;

FURTHER THAT the City Engineer report back on Burnaby Council's reaction to Council's decision to indefinitely defer this contract.'

On August 16, 1976, Burnaby Municipal Council were advised of Vancouver Council's decision and after considering a report from their officials about the improvement project, adopted the following resolutions:

1. THAT Council endorse the revised intersection plan for the south side of Kingsway as shown on Figure 2 of the Director of Planning's report; and;
2. THAT Council request the cooperation of Vancouver City Council to obtain the necessary approval of the Province to use a portion of Central Park for road purposes and initiate the necessary legal formalities with the Province; and
3. THAT Council request Vancouver City Council to expedite discussions with interested parties (citizens, Burnaby Council and the Vancouver Parks Board) so that construction may proceed this year; and
4. THAT a copy of this report be sent to:
 - a) Vancouver City Council
 - b) Burnaby Parks and Recreation Commission
 - c) Burnaby/Vancouver Parks and Recreation Committee
 - d) Diane Matters, Vice-President of the Boundary Area Residents Association
 - e) The Vancouver Community Legal Assistance Society
 - f) The Honourable J. Nielsen, Minister of Environment'

INTERSECTION TREATMENT

To improve the capacity of the intersection and to provide improved intersection geometrics at Boundary Road and Kingsway, the original proposed design allowed for three northbound lanes, three southbound lanes, with a left-turn bay in both directions. This original design necessitated the acquisition of 30 feet from Central Park for a distance of approximately 300 feet.

Item 1 of Burnaby's resolutions refers to a revised plan for the improvements that modifies the design on the south side of Kingsway adjacent the park. This design modification reduces the encroachment into the park from 30 feet to 20 feet and avoids the large evergreen trees that were of concern to the Burnaby Parks Commission. This design modification was achieved by deleting one lane for the northbound movement. Although the northbound capacity is reduced by one lane, this revised plan on the south-side of Kingsway provides an acceptable match with the proposed improvements north of Kingsway.

Items 2 and 3 of the Burnaby Council's resolution indicate their desire to proceed with this project as soon as possible and to have Vancouver's support in proceeding with construction. These two items are Burnaby Council's reaction to Council's resolution of August 10, 1976.

Attached are letters from the Vancouver Board of Parks and Recreation and the Conservation Committee of the Federation of British Columbia Naturalists about this improvement project. These letters have been recently circulated to members of Council for information."

Cont'd . . .

Manager's Report, August 20, 1976 (WORKS - 4)

Clause 4 Cont'd

The City Manager submits the foregoing report of the City Engineer for INFORMATION and RECOMMENDS that the City Clerk be instructed to arrange the meeting referred to in item 3 of the resolution of the Burnaby Council as soon as possible.

RECOMMENDATION:

5. Vancouver Sewerage and Drainage District Sewer Easement Over City-Owned Lots 12 & 13 and Lots 31 & 32, False Creek, Plan 16003 (extending N. from Heather St. and under Heather Marina to False Creek)

The Director of Legal Services reports as follows:

"The Greater Vancouver Sewerage and Drainage District has requested that the City grant a perpetual easement for sewerage purposes to the above described lots forming a portion of False Creek.

The right-of-way in passing through Lots 31 and 32 will provide for installing the sewer beneath the Marina, the waterlot and the walkway.

It is necessary that right-of-way over Lots 12 and 13 be regularized by approving agreements executed on December 9th, 1975.

RECOMMENDATION

It is recommended that approval be granted for execution of agreements to grant a right-of-way to the Greater Vancouver Sewerage and Drainage District to install sewers reserving the right of the City to install and maintain the seawall and for the installation, construction and maintenance of Marina buildings and facilities upon Lots 31 and 32.

The terms and conditions of the agreement to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

Plans of required right-of-way will be displayed in Council Chamber.

Manager's Report, August 20, 1976 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Rezoning Application - 3743 West Broadway

The Director of Planning reports as follows:

"An application has been received from J. Lentis requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

'development of three floors building containing two stores (or one pizza-and-steak house) on the first floor and eight apartment suites on the next two floors.'

SITE DESCRIPTION

The site is located on the north side of Broadway approximately mid-block between Alma Street and Highbury Street. The site has a 50 foot frontage on Broadway and is 125 feet deep for a total site area of 6,250 square feet. There is no lane at the rear of the site. (See Appendix A).

The lots immediately to the north, to the south across Broadway, and generally to the west of the site are zoned (RS-1) One-Family Dwelling District and are developed with single family dwellings which are generally 1½ storeys plus basement in height. The two lots immediately to the east of the site are zoned (C-2) Commercial District and developed with a gas station. The lots to the north and south of the gas station are also (C-2) Commercial District. The commercial area to the north contains a two storey apartment building. The commercial area to the south and across Broadway contains a vacant gas station on the corner and a three storey structure under construction which will have retail use on the ground floor, offices on the second floor, and two apartments on the third floor.

ANALYSIS

The Planning Department does not support the proposed rezoning and use of this property since it would represent an encroachment of retail commercial development into a viable and quiet single family residential area.

Furthermore, there is ample commercially zoned property on both sides of West Broadway east of the subject site and on both sides of Alma between Broadway and West 10th Avenue to serve the needs of this area.

The Vancouver City Planning Commission when considering this application at its meeting on August 4, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the application be not approved. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Rezoning Application - 7112 Victoria Drive

The Director of Planning reports as follows:

"An application has been received from J. Mahalac, owner of the above-mentioned property, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (C-2) Suburban Commercial District for the purpose of:

'developing a large Butcher Shop and Delicatessen with two suites for renting upstairs.'

SITE DESCRIPTION

The site is located on the east side of the 7000 block of Victoria Drive near 54th Avenue. The lot measures 33 feet along Victoria Drive and 110.18 feet in depth and comprises a total of 3635.94 square feet (See Appendix A).

The site is zoned (RS-1) One-Family Dwelling District as is the surrounding land in Block 58 with the exception of the lot in the northwest corner which is zoned (C-2) Commercial District. This commercial lot is developed with a Sunys Gas station. The four lots between the gas station and the subject site are developed with a B.C. Hydro bus turnaround. The remaining land in the Block is developed with single family dwellings, the majority of which are one or 1½ storeys. The subject site itself is developed with a one storey white wood house with some living accommodation on a second floor within a sharply pitched roof.

The lands directly across Victoria Drive from the site and to the south are zoned (C-2) Commercial District but are developed with single family dwellings. The lands across Victoria Drive to the north are (C-2) Commercial District and developed with one-storey stores.

PROPOSED DEVELOPMENT

The applicant's drawings, submitted with the application and stamped: "Received, May 11, 1976", are not drawn to scale as they are merely intended to give an idea of the design. The building indicated is a two-storey flat-roofed structure. The ground floor contains two shops with separate entrances at the front and rear and display windows facing Victoria Drive. One shop consists of only one room which extends the length of the building. The other shop contains two major rooms and a smoke room for meats in the rear.

At the extreme northern side of the building facing Victoria Drive are a door and stairs to the second floor. This entrance serves what appears to be a three-bedroom apartment. Another apartment, presumably with a similar floor plan, is located at the rear of the building with an entrance facing the lane. Both apartments have external balconies which extend across the complete width of the building.

ANALYSIS

The Planning Department does not support the proposed rezoning and uses of this property for the following reasons:

- 1) it would represent an encroachment of commercial use into an area which is presently developed as an (RS-1) One-Family Dwelling District
- 2) there seems to be sufficient lands zoned (C-2) Commercial District in the area to accommodate the demand for commercial development, and
- 3) the proposed meat smoking use could produce annoying odours in a residential area.

Clause #2 continued:

The Vancouver City Planning Commission at its meeting on August 4, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Rezoning Application - 3583 West 40th Avenue

The Director of Planning reports as follows:

"An application has been received from T.K. Johnston requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

'having the westerly 33 feet of the above-mentioned property zoned as originally and has been for the last 50 years or more to C-2.'

SITE DESCRIPTION

The lot for which this rezoning application has been submitted is adjacent to a lot developed with a gas station and zoned (C-2) Commercial District on the northeast corner of West 40th Avenue and Dunbar Street. (See Appendix A). The lot measures 66 feet by 101.5 feet for a total site area of 6,699 square feet. The proposed rezoning is for the westerly 33 feet of the lot.

The lot is currently developed with a single family dwelling. The lands to the north, east, and south of the site are zoned (RS-1) One-Family Dwelling District and developed with single family dwellings.

BACKGROUND

On April 8, 1975, Council approved the following recommendation of the Standing Committee on Community Services:

'THAT the Director of Planning be asked to report on rezoning of Lots 43 and 44 at 40th and Dunbar from C-2 Commercial to RS-1 Residential.'

This recommendation was based on the advice of the Planning Department that such an application would prevent the commercial development of these two lots.

On November 4, 1975, Council, in dealing with a report and recommendation of the Director of Planning resolved the following:

'THAT the Director of Planning be instructed to submit an application to rezone the S.E. corner of 40th Avenue and Dunbar; Lots 44 and 43; Block 14; D.L. 2027; to (RS-1) One-Family Dwelling District to Public Hearing scheduled for December 9, 1975.'

Manager's Report, August 20, 1976 (BUILDING - 4)

Clause #3 continued:

At the Public Hearing on December 9, 1975, Council approved the application to rezone Lot 44 and the west half of Lot 43 from (C-2) Commercial District to (RS-1) One Family Dwelling District. At that time, it was further resolved:

'THAT the Director of Planning be instructed to rezone the west half of Lots 21 and 24, Block 14, D.L. 2027 from (C-2) Commercial District to (RS-1) One Family Dwelling District and refer direct to a Public Hearing.'

The application to rezone 3583 West 40th and 3584 West 39th Avenue was approved at a Public Hearing held on March 11, 1976. Mr. T.K. Johnston as owner of the property at 3583 West 40th Avenue, spoke against the rezoning at the Public Hearing.

Following this Public Hearing Mr. T.K. Johnston wrote a letter, dated March 16, 1976, to the City Clerk protesting Council's resolution and requesting another hearing.

The Planning Department replied to Mr. Johnston in a letter dated May 3, 1976. He was informed that another Public Hearing on the application would not be possible as the amending By-Law had been enacted by Council and that he might wish to consider submitting a rezoning application from (RS-1) One-Family Dwelling District to (C-2) Commercial District in order to receive further consideration of his case by Council. He was informed in this letter that the Planning Department would not support the application. On May 27, 1976, the Planning Department received a rezoning application from Mr. Johnston and a petition in support signed by 21 adjacent residents on West 40th Avenue.

ACTION LINE

On July 16, 1976, the Mayor forwarded a letter which he had received from the Action Line of the Province to the Planning Department for reply. The letter from the Action Line referred to an enclosed copy of a letter which they had received from Mr. Johnston seeking advice about his rezoning application. (Refer to Appendix B for the text of these letters and the response of the Planning Department.)

ANALYSIS

In the letter dated May 3, 1976 from the Planning Department to Mr. Johnston, he was informed that:

'the Planning Department could not support an application to rezone a portion or all of your property to (C-2) Commercial District. Your property is developed residentially as are the properties to the north, east and south. It is our opinion that there is ample commercially zoned land in the vicinity of West 41st Avenue and Dunbar to serve the needs of the area. We see no justification for expanding the commercial area, however, the final decision with respect to an application to amend the Zoning and Development By-Law No. 3575 lies with City Council.'

Cont'd . . .

Clause #3 continued:

At its meeting on August 4, 1976 the Vancouver City Planning Commission concurred with the recommendation of the Director of Planning with the following reservation:

'Because we feel the applicant has been unduly penalized by:

- 1) the (C-2) zoning which permitted a gas station built to his property line, and
- 2) the present (RS-1) zoning which the applicant believes has depreciated his property value,

the applicant should be given some consideration.'

RECOMMENDATION: The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

DELEGATION REQUEST THIS DAY: Mr. T. K. Johnston

4. Cedar Cottage N.I.P. Appropriation:
The New School

The Director of Planning reports as follows:

"On November 12, 1975, the Cedar Cottage N.I.P. Committee recommended that \$5,300.00 be allocated to the New School at 3700 Commercial Drive for installation of non-breakable windows, steel doors and paint.

Subsequently the matter was discussed with C.M.H.C. who expressed concern about the condition of the roof at the New School. It was then decided by the Cedar Cottage N.I.P. program that N.I.P. funding be contingent on the New School repairing its roof to a suitable standard.

The New School has now received funding for repair of its roof from the Vancouver Foundation subject to approval of N.I.P. funding for additional repairs and renovations (Appendix I). Their request for assistance, plus a contingency of \$530.00 to account for inflation (Appendix II), was reconsidered at the regular meeting of the Cedar Cottage N.I.P. Committee on Wednesday, July 7, 1976. The N.I.P. Committee reapproved the original request but rejected the extra request of \$530.00.

C.M.H.C. disburses funds in the R.R.A.P. program as the work progresses and have suggested the same approach with the New School. The school would therefore receive the funding as a grant much the same way a homeowner receives funding under R.R.A.P.

It is therefore recommended:

1. That Council approve the appropriation of \$5,300.00 from the housing account of the Cedar Cottage Neighbourhood Improvement Program for installation of non-breakable windows, steel doors, and exterior painting to the New School, 3070 Commercial Drive. The first funds shall be forwarded when no less than 25% of the work has been completed; the remaining funds will be forwarded upon completion of the work.

Clause #4 continued:

Cost sharing is as follows:

Federal (50%)\$2,650, Province (25%) \$1,325, City (25%) \$1,325."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

- 5. 3135 West Broadway - Development Permit
 Application #67969 - Zone: C-2
- 3080 West Broadway - Development Permit
 Application #73483 - Zone: C-2

The Director of Planning reports as follows:

"Mr. C. Bonnis for the El Matador Restaurant has filed the following Development Permit Applications:

- #67969 - to retain restaurant and use a portion as a lounge.
- #73483 - change use from drive-in restaurant to restaurant and use a portion of the site for the required parking for the El Matador Restaurant - 3135 West Broadway.

The sites are located in the 3000 and 3100 blocks of West Broadway (Appendix I - Map).

HISTORY

City Council in April 1975 received a complaint from Mr. & Mrs. Lorne Atkinson of the Ace Cycle Shop, the complaint referred to the parking situation in the area of the 3100 block West Broadway with particular reference to the El Matador Restaurant. A report (Appendix II) to the City Manager dated January 12, 1976, was considered by City Council on January 27, 1976 and Council deferred consideration pending the hearing of delegations from parties concerned. At a future meeting on February 24, 1976 City Council was advised by the owners of the El Matador that they have found a suitable site for ancillary parking for the restaurant and they also wished to apply for the use of a portion of the restaurant as a cocktail lounge. This matter has been held in abeyance for the processing of the necessary development permit applications.

PRESENT SITUATION

Development Permit Application #67969 - 3135 West Broadway "to continue to use an existing building as a restaurant and to use a portion of the restaurant as a cocktail lounge" and Development Permit Application #73483 - 3080 West Broadway "to change use of an-existing building from drive-in restaurant to a restaurant and to use a portion of the site for ancillary parking for 3135 West Broadway" were reviewed by the Director of Planning on July 26, 1976.

The proposed restaurant and lounge would require 26 off-street parking spaces, 4 to be located on the said site and the remaining 22 spaces on 3080 West Broadway located 305 feet from the restaurant and lounge. Both the Kitsilano Area Planner and the Senior Area Planner (Appendix III) consider that this was not an acceptable proposal as the patrons use all the available on street parking before parking in the proposed ancillary parking area 305 feet away, across the street and in another block. It was considered that the proposed parking arrangement would be acceptable for restaurant use only, but not for a proposed lounge, and therefore the Director of Planning recommends:

- (1) That it be recommended to City Council that Development Permit Application #67969 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the continuing use of this building as a

Clause #5 continued:

restaurant and the relaxation of one off-street loading and unloading space to 0 off-street loading and unloading spaces, subject to the following conditions:

1. Prior to the issuance of the Development Permit:
 - (a) that the applicant first can and does obtain approval of the Board of Variance for use of an ancillary parking area 305 feet from the proposed development it would serve in lieu of the permitted 150' maximum.
 - (b) that the required 9 parking spaces for this development be provided on the site at 3080 West Broadway (legal description 1, 2 & 3, District Lot 540), and will require a registered agreement under Section 24(A) of the Land Registry Act to the satisfaction of the Director of Planning.
 - (c) revised drawings are to be submitted clearly indicating to the satisfaction of the Director of Planning:
 - (i) that all reference to a lounge within this building is to be deleted and the area be otherwise designated
 - (ii) the provision of on-site garbage facilities to the satisfaction of the City Engineer and the Medical Health Officer.
2. The 4 parking spaces on this site and the 9 parking spaces on the ancillary parking site are to be provided, including surfacing and curbing in accordance with the approved drawings and relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

At his meeting on July 26, 1976, the Director of Planning made the following recommendation for Development Permit Application #73483:

- (2) Approve, in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the change of use of the existing building on this site as a restaurant and the use of a portion of this site to provide ancillary parking for the restaurant at 3135 West Broadway (legal description: 9 & E $\frac{1}{2}$ 10, Block 54, District Lot 540), subject to the following conditions:

1. Prior to the issuance of the Development Permit:
 - (a) revised drawings are to be submitted, clearly indicating to the satisfaction of the Director of Planning:
 - (i) Minimum of 11 parking spaces and 1 loading and unloading space conforming to the Zoning and Development By-law.
 - (ii) Provision of on-site garbage facilities to the satisfaction of the City Engineer and the Medical Health Officer.
2. The 11 off-street parking spaces and one off-street loading and unloading space are to be provided including surfacing and curbing in accordance with the approved drawings and relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained. 9 of these off-street parking spaces are to be provided and maintained on this site for the restaurant at 3153 West Broadway (legal description: 9 & E $\frac{1}{2}$ 10, Block 54, District Lot 540).

Clause #5 continued:

The Director of Planning recommends the following:

- A. 3135 West Broadway
Development Permit Application #67969
Zone: C-2

APPROVE the continuing use of this building as a restaurant and the relaxation of one loading and unloading space to 0 off-street loading and unloading spaces subject to the listed conditions.

- B. 3080 West Broadway
Development Permit Application #73483
Zone: C-2

APPROVE the use of the existing building on this site as a restaurant and the use of a portion of this site to provide ancillary parking for the restaurant at 3135 West Broadway (legal description: 9 & E½ 10, Block 54, District Lot 540), subject to the listed conditions.

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

6. Retention of Dwelling Unit - 74 West 21st Avenue

On June 22, 1976, City Council heard Mr. C. Kyriakopoulos as a delegation with respect to a refused Hardship Application and passed the following motion:

'THAT this clause be deferred to permit the appropriate civic officials to discuss with Mr. Kyriakopoulos his statement re health problems and also to investigate the matter of the legality of the present suites in the building.'

The Director of Permits and Licenses reports as follows:

"The above property is situated in an RS-1 - One Family Dwelling District. The records show that in 1956, Development and Building Permits were issued to convert the above building to a duplex having one dwelling unit on the main floor, and one dwelling unit on the second floor with no living or sleeping quarters in the basement. This work, however, was never completed and the Permits expired.

Inspection of the building in October, 1971, found that the basement had been altered to provide one housekeeping unit, and the main and second floors were occupied as one dwelling unit. In November of 1960, the Zoning and Development Bylaw was amended which removed the discretionary power of the Director of Planning to permit conversions in an RS-1 - One Family Dwelling District. Therefore, the only manner in which Mr. Kyriakopoulos may legalize the basement accommodation would be to examine his right of appeal through the Board of Variance.

The Medical Health Officer has investigated Mr. Kyriakopoulos' statement with respect to his health and suggested that the matter be considered on economic grounds only. (See attachments).

It is, therefore, recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

RECOMMENDATION

7. Kitsilano Neighbourhood Improvement Program:
Funds for Serendipity Playschool

The Director of Planning reports as follows:

On July 7, 1976 the Kitsilano Citizens Planning Committee received a request for NIP funds from the Serendipity Playschool Society.

Serendipity, a registered non-profit society, was formed in May of 1973. Its purpose is to provide day-care services to pre-school children between the ages of 3 and 5 years. This centre operates at 2720 Balaclava Street in a house purchased by the Society for this purpose. Daycare is provided for 15 children in a home-like setting.

The Serendipity's requested NIP funds for the following seven items: 1.) covered playspace structure to allow the children to play outside, even when it's raining (\$10,500), 2.) modernization of the furnace (\$800), 3.) widening and relocation of path (\$450), 4.) interior repainting (\$1200), 5.) sand and gravel for properly drained sand boxes (\$150), 6.) a play fort (\$1,000), 7.) preparation of the site, improving drainage (\$350). (Details are attached as Appendix A, the paddling pool (item e) has been replaced with site preparation.) The Society felt that all of these items were necessary to bring this Daycare Centre up to a satisfactory standard.

The Kitsilano Citizens Planning Committee and the Site Office Co-ordinator reviewed this proposal and recommended approval. CMHC has concurred.

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to \$16,000 (sixteen thousand dollars) to improve the Serendipity Playschool, as outlined in Appendix A. The cost sharing is: City \$4,000, Provincial \$4,000; and Federal \$8,000 funds available for social facilities.

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

8. Kitsilano Neighbourhood Improvement
Program Funds for Bayview School

The Director of Planning reports as follows:

"As the final stage in providing adequate space for the Out-of-School Child Care services being operated out of Bayview School, and in upgrading spaces available after school hours for community use, it is proposed that further NIP funds be allocated to make renovations to Bayview School.

As noted in Appendix "A", there is a need for space for 65 children in the Out-of-School Program in the fall. By making some alterations to the "Girls Play Area" in the basement of the school, there will be enough space for 75 children, the maximum permitted in any one facility.

The School board has estimated the total cost for these renovations to be \$8,924. However, the cost of overheads is \$1239 and the School Board has agreed to pay this amount. Therefore, the total cost to NIP would be \$7,685 (see Appendix B).

Some equipment is required to meet licencing standards and the estimated cost for this is \$2008.00 (see Appendix A). Therefore, the total cost for renovations and equipment is \$9693.00.

The Site Office Co-ordinator and the Kitsilano Citizens Planning Committee reviewed this proposal and recommended approval. CMHC concurs.

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to \$9693 (nine thousand, six hundred, and ninety-three dollars) from the Kitsilano Neighbourhood Improvement Program budget to make renovations to Bayview School and to purchase equipment (as noted in Appendix A). The cost sharing is: City \$2423.25, Province \$2423.25, Federal \$4846.50. This should be charged to the Social Facilities budget."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Cont'd . . .

9. Kitsilano Neighbourhood Improvement Program -
Kitsilano Area Child Care Society Playground

The Director of Planning reports as follows:

"On September 16, 1975 City Council approved the expenditure of \$59,300 from Kitsilano NIP funds in order to purchase and erect a portable daycare facility for the Kitsilano Area Child Care Society. In May 1976 this Centre opened; however they were only granted an interim licence because the facility was still not up to standard.

On July 27, 1976 City Council approved the expenditure of up to \$5000 from NIP funds to purchase the equipment required to meet daycare licencing standards.

The final step required to bring this facility up to full operational standard is to properly landscape the site (this is required on the Society's development permit to be completed by November, 1976). It is also desirable to have some outdoor playground equipment and a covered play area constructed. The total estimated cost for the landscaping, playground and covered play structure is \$10,218 (as detailed in Appendix A).

Because of a change in contractors and unusually long time delays between approval of the first grant and the actual construction of the Centre, the actual cost of construction was \$320 more than allocated. Therefore, this amount should be added to the requested amount to balance the final budget for this project.

The Site Office Coordinator and the Kitsilano Citizens Planning Committee reviewed this proposal and recommended approval. CMHC concurs.

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to \$10,538 (ten thousand, five hundred and thirty eight dollars) from the Kitsilano Neighbourhood Improvement Program budget to provide the landscaping, covered play area and playground as outlined in Appendix A. The cost sharing is: City \$2634.50, Provincial \$2634.50, Federal \$5269.00. This expenditure should be charged to the Social Facilities Account."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

10. Riley Park Neighbourhood Improvement Program -
Planning Process, Administration (Staff and
Budget), and Area Boundary

The Director of Planning reports as follows:

" I BACKGROUND

On May 4, 1976, City Council approved in principle the selection of portions of the Grandview-Woodland and Riley Park local areas for 1976 Neighbourhood Improvement Programs, and requested the Federal and Provincial Governments to contribute \$3.15 million for these programs, and authorized up to \$1.4 million for the City's share. In addition, Council approved in principle the establishment of temporary Planner II, Planning Assistant III and Clerk-Typist positions and a site office for the administration of the Riley Park Neighbourhood Improvement Program. The Director of Planning was instructed to report back, after the level of funding for the 1976 Neighbourhood Improvement Programs had been announced, with respect to the appropriate boundaries for each area.

In a letter dated July 12, 1976, the Provincial Minister of Housing announced Federal and Provincial contributions to the 1976 Neighbourhood Improvement Programs for Vancouver in the amount of \$3.3 million. This contribution, in addition to the City's share, will be sufficient to carry out effective Neighbourhood Improvement Programs in both Grandview-Woodland and Riley Park.

The purpose of this report is to recommend the official designation by Council of Riley Park as a N.I.P. area, outline a proposed planning process involving Riley Park residents, recommend administrative arrangements for carrying out the Riley Park N.I.P., and establish appropriate boundaries for the area.

Clause #10 continued:

II N.I.P. ALLOCATION

The minimum level of N.I.P. project Federal contribution must be one hundred dollars (\$100) per N.I.P. area resident. This standard, and consideration given to the preliminary population figures of those portions of Grandview-Woodland (12,000) and Riley Park (9,000) which qualified for the N.I.P., results in the following total allocations for each area:

	<u>Federal</u>	<u>Provincial</u>	<u>City</u>
Grandview-Woodland	1,250,000	625,000	*(1,100,000
Riley Park	950,000	475,000	(1,400,000 to

*The City's share is made available from borrowing power provided under the 1966-70 Urban Renewal Program to be varied to the Neighbourhood Improvement Program. This is a maximum figure; different types of improvements require different sharing of costs, and therefore the exact amount depends on the approval of N.I.P. Concept Plans.

III PLANNING PROCESS

Citizen Involvement

Citizen involvement is a requirement of N.I.P. Preliminary discussions should be held with interested individuals and community groups in Riley Park. A Citizens Committee should be formed; the details on exactly how this Committee would be established, as well as proposed Terms of Reference for the Committee, will be the subject of future reports to Council after the Riley Park Planner is hired and has met with the community.

Concept Plan

The City Planning Department will prepare a Concept Plan working with the Citizens Committee and in conjunction with other civic departments.

It is the intent that this Concept Plan achieve at least three things:

- 1) Recommend N.I.P. project funding, being as specific as possible. There should be general funding allocations, such as "Recreation", "Social Facilities", "Utilities", etc., and specific project allocations within those general categories. There will also be funds allocated to general categories for contingencies and projects unable to be detailed in time for Concept Plan approval.
- 2) Identify the general planning issues affecting the area and make recommendations on policies that may deal with these issues.
- 3) Make recommendations on the on-going administration, co-ordination and citizen involvement within the implementation phase of the program (details may be required at a later date).

Inter-Departmental Co-ordination

Co-ordination of N.I.P. programs is now being facilitated through the N.I.P. Assistance Committee. A work program/timetable would be developed to schedule the activities necessary to carry out this program.

IV PROGRAM ADMINISTRATION

Staffing

Effective administration of the Riley Park Neighbourhood Improvement Program requires the full-time services of a Planner II, Planning Assistant III and a Clerk-Typist. In addition, a R.R.A.P. Promotor is required to publicize the Residential Rehabilitation Assistance Program.

The Planner and Planning Assistant will require an auto allowance on an intermittent basis, and an overtime budget is required to cover staff attendance at evening meetings in the community.

Cont'd . . .

Clause #10 continued:

R.R.A.P. Administration, loan processing, and inspections in addition to promotion, are a requirement under the 1976 N.I.P. Agreement. A further report on those other items will be submitted to Council after further consultation with the senior levels of government.

Site Office

A site office in the Riley Park area is required to facilitate area involvement in the planning of the projects and to help with the promotion of R.R.A.P. A budget for translator and interpreter services is required as some residents do not speak English.

Budget

Assuming the minimum 50% Federal, 25% Provincial, and 25% City cost-sharing formula, Riley Park has been allocated approximately \$1,900,000. Under C.M.H.C. guidelines, up to 8%, or \$152,000 of this total may be used for planning purposes. It is recommended in this report that \$118,924 be approved for the N.I.P. planning stage, shared as follows: Federal \$59,462 (50%), Provincial \$29,731 (25%), and City of Vancouver \$29,731 (25%). Details of this budget are contained in Appendix 1.

V RILEY PARK N.I.P. AREA BOUNDARIES

A portion of Riley Park, bounded very roughly by Ontario Street, 31st Avenue, Fraser and 16th Avenue, was predominantly residential and demonstrated a definite need for Neighbourhood Improvement measures according to a 1974 Planning Department Report entitled "Neighbourhood Improvement in Vancouver". Housing conditions in the area are generally fair to poor, and various public services and facilities are deficient. The area is inhabited for the most part by low and moderate income people; average household income is lower than the City average, i.e. Riley Park - \$7,833, City - \$9,291. Most of this area is zoned RS-1 and RS-2 which fulfills the requirement for neighbourhood stability in terms of land use and densities. This area has a population of roughly 9,000, which enables it to comply with the Federal Standard which states that the minimum level of N.I.P. project Federal contribution shall be one hundred dollars (\$100) per N.I.P. area resident.

The exact boundaries recommended for the Riley Park Neighbourhood Improvement Program are illustrated in Appendix II.

VI RECOMMENDATIONS

The Director of Planning RECOMMENDS:

- (a) THAT the selection of Riley Park as a 1976 Neighbourhood Improvement Program area be approved.
- (b) THAT the planning process as outlined in this report be endorsed in principle.
- (c) THAT the planning stage budget in the amount of \$118,924 (City Share: \$29,731) for the Riley Park Neighbourhood Improvement Program as attached (Appendix 1) be approved.
- (d) THAT auto allowance be approved for the Planner and Planning Assistant on an intermittent basis.
- (e) THAT the Director of Personnel Services be instructed to classify the positions of Planner, Planning Assistant, R.R.A.P. Promotor, and Clerk-Typist, and submit his recommendations to the City Manager for approval (these are cost sharable positions temporary for the life of the project).
- (f) THAT the establishment of a site office to serve the Riley Park Neighbourhood Improvement Program be authorized, and THAT the Supervisor of Property and Insurance be instructed to locate appropriate office space.

Clause #10 continued:

- (g) THAT the boundaries for the Riley Park Neighbourhood Improvement Program as attached in Appendix II be approved, and the Director of Planning be authorized to apply for a Certificate of Eligibility for the planning phase of the program. "

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

11. Grandview-Woodland Neighbourhood Improvement Program:
Administration Citizen Involvement and Area Boundary

The Director of Planning reports as follows:

On May 4, 1976, City Council approved in principle the selection of portions of the Grandview-Woodland and Riley Park local areas for 1976 Neighborhood Improvement Programs, and requested the Federal and Provincial Governments to contribute \$3.15 million for these programs, and authorized up to \$1.4 million for the City's share. In addition, Council approved in principle the establishment of temporary Planning Assistant III and Clerk-Typist positions for administration of the Grandview-Woodland NIP. The Director of Planning was instructed to report back, after the level of senior government funding for the 1976 Neighborhood Improvement Programs had been announced, with respect to the appropriate boundaries for each area.

In a letter dated July 12, 1976, the Provincial Minister of Housing announced Federal and Provincial contributions to the 1976 Neighborhood Improvement Programs for Vancouver in the amount of \$3.3 million. This contribution, in addition to the City's share, will be sufficient to carry out effective Neighborhood Improvement Programs in both Grandview-Woodland and Riley Park.

The purpose of this report is to recommend the official designation by Council of Grandview-Woodland as a N.I.P. area, and to establish the boundaries and arrangements for administration of the Grandview-Woodland Neighborhood Improvement Program; a report on the Riley Park area is being submitted separately.

N.I.P. Allocation

The minimum level of N.I.P. project Federal contribution must be one hundred dollars (\$100) per N.I.P. area resident. This standard, and consideration given to the preliminary population figures of those portions of Grandview-Woodland (12,000) and Riley Park (9,000) which qualified for the N.I.P. results in the following total allocations for each area:

	Federal	Provincial	* City
Grandview-Woodland	1,250,000	625,000	(1,100,000 to
Riley Park	950,000	475,000	(1,400,000*

*The City's share is made available from borrowing power provided under the 1966-70 Urban Renewal Program to be varied to the Neighborhood Improvement Program. This is a maximum figure; different types of improvements require different sharing of costs, and therefore the exact amount depends on the approval of N.I.P. Concept Plans.

PROGRAM ADMINISTRATION

The Grandview-Woodland Local Area Planning program is presently staffed by a Planner working out of the Grandview-Woodland Information Centre. This program covers the entire Grandview-Woodland local area (population about 27,000, area 1,088 acres) of which the area eligible for the Neighborhood Improvement Program is only a portion (population about 12,000 area 477 acres). (Refer to Appendix II) It is proposed that the Neighborhood Improvement Program be administered out of the same office, with the addition of a Planning Assistant, Clerk Typist and a R.R.A.P. promotor to publicize the Residential Rehabilitation Assistance Program (R.R.A.P.). The Grandview-Woodland Planner will administer the N.I.P. program in addition to the Local Area Planning program for the entire area. The Planning Assistant will require auto allowance on an intermittent basis, and an overtime budget is required to cover staff attendance at evening meetings in the community. A budget for interpreter and translation services is required as some residents do not speak English.

Cont'd . . .

Clause #11 continued:

The RRAP Promotor's position was originally funded in previous NIP areas through a City Local Initiatives Program. (L.I.P.) grant; three such positions are presently funded out of the respective N.I.P. allocations in Cedar Cottage/Mt. Pleasant, Kitsilano and the Downtown-Eastside. As R.R.A.P. Administration, Promotion & Loan Processing and Inspection are a requirement of the 1976 N.I.P. Agreement, a further report on this matter will be submitted to Council after further consultation with the senior levels of government.

Assuming the minimum 50% Federal, 25% Provincial, and 25% City cost sharing formula, Grandview-Woodland has been allocated approximately \$2,500,000. Under C.M.H.C. guidelines, up to 8% or \$200,000 of this total may be used for planning purposes. It is recommended that \$69,546 be approved for the N.I.P. Planning Stage budget, shared as follows: Federal \$34,774 (50%), Provincial \$17,386(25%) and City of Vancouver \$17,386 (25%). Details of this budget are contained in Appendix I. A further report will be submitted toward the end of the planning stage (before March 31, 1977) recommending the extension of temporary staff positions and a budget to operate the implementation stage of the program.

RESIDENT INVOLVEMENT

An elected Citizens Planning Committee is already active in the Grandview-Woodland area, providing guidance to the Local Area Planning Program. It is proposed that members of this Committee who live in the N.I.P. area, with assistance from other interested organizations and individuals from the N.I.P. area, comprise a Citizens Advisory Committee for the Neighborhood Improvement Program. The Planning Department will prepare a Concept Plan, as required by the N.I.P. legislation, in consultation with the local N.I.P. Committee and other civic departments. This plan would be prepared within the context of local area planning policies presently being formulated by the Grandview-Woodland Planning Committee.

N.I.P. AREA BOUNDARIES

The RT-2, RS-2 and RS-1 zoned residential areas of Grandview-Woodland, as well as the Commercial areas which have a significant residential component, are eligible for the N.I.P. In addition, the triangle bounded by Broadway, Nanaimo Street, and Grandview Highway is included in this NIP area having been omitted from the earlier Cedar Cottage N.I.P.

Those portions of Grandview-Woodland which are primarily residential, yet zoned for industrial use or for higher density residential use, are not eligible for N.I.P. funding because they do not meet the federal requirement that "there are no indications of major constructions or redevelopment plans which will cause major changes in land use of the area, beyond those types of changes which may develop in the N.I.P. planning process." Needed public improvements in this area will have to be funded through normal civic budgetting processes or other special programs. The boundaries recommended for the Grandview-Woodland Neighborhood Improvement Program are illustrated in Appendix II.

RECOMMENDATION

The Director of Planning recommends:

- (a) THAT Council approve the selection of Grandview-Woodland as a 1976 Neighborhood Improvement Program area.
- (b) THAT Council adopt the boundaries for the Grandview-Woodland Neighborhood Improvement Program as attached in Appendix II, and authorize the Director of Planning to apply for a Certificate of Eligibility for the planning phase of the program.
- (c) THAT the Director of Personnel Services be instructed to classify the positions of Planning Assistant, R.R.A.P. Promotor and Clerk-Typist, and submit his recommendations to the City Manager for approval (these are cost shareable positions temporary for the life of the project).
- (d) THAT Council approve the planning stage budget in the amount of \$69,546 (City share: \$17,386) for the Grandview-Woodland Neighborhood Improvement Program as attached (Appendix I).

Cont'd . . .

Clause #11 continued:

- (e) THAT auto allowance be approved for the Planning Assistant on an intermittent basis (7 months @ \$20.00 each month)."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

12. Development of City Land - Southwest Corner
6th Avenue and Laurel Street

The False Creek Development Group reports as follows:

"Purpose

To recommend a predominantly residential development on City land at 6th Avenue and Laurel Street and a procedure for achieving it.

Background

The City owns approximately 1.1 acres on this corner with 200 feet frontage on 6th Avenue and 250 feet depth on Laurel Street.

Council on 10th February, 1976 received a report from the Development Consultant based on a plan developed by a Team headed by Architects Hawthorn Mansfield Towers in which four major components were recommended as follows:

- (a) A pedestrian land bridge at Laurel Street to connect Fairview Slopes with Area 6, False Creek.
- (b) Development of City-owned land on the southwest corner of 6th Avenue and Laurel Street for 20 co-operative dwelling units and 3,000 sq. ft. of community facilities, 24,000 sq. ft. of commercial development plus public parking spaces.
- (c) A public plaza "neighbourhood park" at the northwest corner of Laurel Street and 7th Avenue.
- (d) A pedestrian orientated boulevard on Laurel Street between 7th Avenue and Broadway.

Council on 10th February, 1976 approved the pedestrian land bridge at Laurel Street and this is now under construction.

Council referred the question of the pedestrian orientated boulevard on Laurel Street to the Fairview planning committee for report back to Council in consultation with the Parks Board, Development Group and the City Engineer.

Council also directed that the False Creek Development Consultant recommend to Council a Development Procedure to develop the 1.1 acres of City-owned land at the southwest corner of 6th Avenue and Laurel Street.

Council approved a budget of \$183,000. for public parking and \$67,000. for landscaping on the portions of the 1.1 acre City property which would remain public open space.

Clause #12 continued:

On 6th April, 1976 the Development Consultant suggested to Council a procedure for development of the 1.1 acres of City-owned land at which time Council resolved as follows:

'The Development Consultant be authorized to negotiate with H. Haebler Co. Ltd., Daon Development Corporation and John Olsen (Community Alternatives) for the development of the City's land at 6th and Laurel with Architects Hawthorn Mansfield Towers in accordance with the plan considered by Council on February 10, 1976 for a report back to Council.'

Subsequent discussions with these three firms resulted in Haebler and Daon proposing a joint venture proposal in which Daon would be responsible for the development and Haebler for the construction. It further developed after several discussions that John Olsen (Community Alternatives) wrote on July 23, 1976 to the effect that he wished to withdraw from participation in the development of the property.

The proposal contained in this report is the proposal of the joint venture of Daon Development Corporation and H. Haebler Co. Ltd. with Architects Hawthorn Mansfield Towers.

Description of the Scheme

Discussions with CMHC led to the conclusion that the Assisted Rental Program was the best Federal/Provincial housing assistance program for this property in that it best met the expectations of the community for lowest rents over an extended period of time. It was established that the co-operative program was not available for this development and that A.H.O.P. would not be as advantageous as A.R.P., in that A.R.P. increases the rental stock in an area where there is a demand for rental.

Market investigations disclosed that 24,000 sq. ft. of commercial was too much for the market to absorb whereas it would be possible and advantageous to increase the number of dwelling units from the previously proposed 20 to approximately 50.

It was established with the Area Development Planner that we should struggle to achieve approximately 20% of the dwelling units for small families with the balance one bedroom and bachelor units.

The community space was previously proposed at 3,000 sq. ft. It has not been possible to establish the amount of community space required either by Fairview Slopes or by Area 6 in this location nor has it been established as to the source of financing for such community facilities.

It was therefore concluded following discussions with the Area Planner to provide 10,000 sq. ft. of space which could be either community or office. It would be offered first to the City and to the community and if they were not able to finance it, it would then be rented as office space and on rental renewal, it could again be offered to the City and to the community.

The scheme would provide 50 parking stalls for the residential units, 17 parking stalls for the commercial/community space and up to 33 parking stalls for public use. The City would contribute \$80,000. for the public covered parking.

The scheme would also provide a public open space plaza at the north-west corner of 7th Avenue and Laurel Street, with the City contributing \$67,000. for the landscaping.

Clause #12 continued:

The development would be on City-owned land with a 60 year lease from the City.

The resulting mixture would be as follows:

Dwelling Units - 10 two bedroom, 15 one bedroom and 25 bachelor.

Commercial/community space - 10,000 sq. ft.

Public parking - 16 permanent stalls, 17 available after office hours, and possibly some of the expected unused residential stalls.

Approximate rental rates for residential units - two bedroom \$325.00, one bedroom \$275.00 and bachelor \$235.00.

Development Procedure

The City would own the land and lease it to Daon in accordance with the terms and conditions attached as an appendix to this report.

The consortium of Daon Development Corporation, H. Haebler Co. Ltd. and Hawthorn Mansfield Towers would prepare the necessary drawings and submit them with first, an application for a Development Permit and secondly, for a Building Permit. The normal procedures would apply.

On completion of the project, the City would pay for and take over responsibility for the public parking and would pay for and take over responsibility for maintenance of the public open space and plaza at the northwest corner of 7th Avenue and Laurel Street.

Daon would be responsible for marketing the residential and commercial/community space.

Daon would offer the community space for rental to the City or to the community and if not accepted within a reasonable period of time, would then rent this space for commercial office purposes.

When the commercial/community space comes up for rental renewal, it would again be offered to the City and to the residents for rental as community space.

Daon would have the right to assign the lease incorporating the residential and commercial facilities to an investor following completion of the project.

The ground rent for the development will be based on the market value of the land, given the size of development proposed.

The ground lease would contain a clause stating that the development must be commenced within a reasonable period of time.

The Development Group would supervise the project to ensure that the above procedure is followed.

Option for the City to own the Development

CMHC and the Provincial Housing Department have suggested that the City could own the development by applying to the NHA, Section 43 and 44. Under Section 43, the City would put up its land as its 10% equity and then would receive a 90% mortgage loan from CMHC for the construction. Following completion, the City could apply under Section 44 for rental subsidies for the units.

Cont'd . . .

Clause #12 continued:

This option is acceptable to Daon but it does expose the City to risks and the continuing responsibility for management. Neither the Finance Department nor the Development Consultant are enthusiastic about this option.

Recommendations

It is recommended that:

- A. Daon Development Corporation, H. Haebler Co. Ltd. and Hawthorn Mansfield Towers be approved as the Team to develop the City-owned land at the southwest corner of 6th Avenue and Laurel Street under the general direction of the Development Consultant and in accordance with the description contained in this report, with Daon Development Corporation assuming full responsibility.
- B. The normal procedures for Development Permit and Building Permit will apply.
- C. The Director of Legal Services be authorized to draw up and execute a ground lease with Daon Development Corporation in accordance with the general terms and conditions contained in this report and such other conditions as the Director of Legal Services may consider appropriate. "

The City Manager RECOMMENDS approval of the foregoing recommendations of the False Creek Development Group.

CONSIDERATION

- 13. Rezoning Application - North Side of
2500 East 22nd Avenue

The Director of Planning reports as follows:

" An application was received from K.G. Terriss, Architect on behalf of Penticton Plaza Co-Operative Housing Association, requesting the above-described City-owned property be rezoned from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of the construction of approximately 41 dwelling units for the Penticton Plaza Co-Operative Housing Association.

Subsequently, on April 13, 1976, City Council resolved that the matter be referred to a Public Hearing subject to the project being redesigned to the satisfaction of the Planning Department and a report being obtained from the School Board and the Parks Board on the implications of the project in the area. On June 30, 1976 a letter was received from the consultant architect on behalf of Penticton Plaza Co-Operative Housing Association formally withdrawing the above-mentioned rezoning application on the basis that:

'It was not the time or the work required to revise the application, but the realization that the essential opposition of the neighbourhood was on the basis of any form of housing other than tradition single-family for the site, rather than detailed 'design' issues.'

Cont'd . . .

Clause #13 continued:

SITE DESCRIPTION

The subject site is situated on the North side of the 2500 Block of East 22nd Avenue, near Penticton Street. The site is "L"-shaped, being 501.5 feet along East 21st Avenue, by 240.0 feet along the Westerly boundary by 400.0 feet along East 22nd Avenue, for a total site area of 107,110 square feet or 2.46 acres. (See Appendix A).

The subject site is zoned (RS-1) One-Family Dwelling District and is presently vacant except for the Northeast corner which is occupied by an elaborate rock garden, built by the adjacent land owner. The garden had been leased yearly up until February 1975 when the lease was not extended.

The lands surrounding the site are zoned (RS-1) One-Family Dwelling District and developed with one-family dwellings, except North of the site where the Beaconsfield Elementary School is located.

BACKGROUND

In June 1973 City Council identified the site and several other City-owned properties as potential family housing sites. Subsequently, in February 1974, Council resolved to employ consultants to investigate the development of the property and other City-owned potential family housing sites. The site became known as "Family Housing Site #1". An architectural consultant was commissioned by the City of Vancouver Housing Steering Committee to prepare a development proposal for this site. In December 1974 a preliminary scheme had been developed which consisted of 46 two-storey plus basement townhouse units containing 3 and 4 bedrooms at a density of 18.4 units per acre. Four surface parking lots containing a total of 61 parking spaces with vehicular ingress and egress from East 22nd and East 21st Avenues were provided. The Housing Steering Committee directed that the site be considered for sale to the Provincial Government and leased out to Co-Operatives for family housing development.

Shortly thereafter, negotiations were initiated between the City of Vancouver, the Provincial Government and the United Housing Foundation with respect to the development of the site. United Housing Foundation on behalf of the Penticton Plaza Co-Operative Housing Association hired a different architect who furthered the consultant's investigations and reworked the preliminary schematic development.

The financial arrangements for the proposal were delayed pending City Council's action on the application and also because a tentative sale price for the property had not yet been agreed to.

PROPOSED DEVELOPMENT

The architect's drawings, submitted with the application and marked "Received, July 21, 1975" indicated a proposed development containing 23 two-storey plus basement townhouses along East 21st Avenue and 9 two-storey plus basement two-family dwellings situated along East 22nd Avenue for a total of 41 units.

A total of 62 surface parking spaces were provided or 1.5 spaces per unit. Ingress and egress to the surface parking area was from the lane at the East end of the block onto Penticton Street and onto East 22nd Avenue, which is presently closed, and from the lane at the West end of the block onto Nanaimo Street and East 21st Avenue. The drawings also indicated a small play area and community building.

PETITION

The surrounding community has registered strong opposition to the proposal by submitting a petition in February 1975 containing 682 names opposing any rezoning of the site from (RS-1) One-Family Dwelling District

Clause #13 continued:

ANALYSIS

The Planning Department in its Status Report on this application recommended to Council on October 31, 1975 that a Public Information Meeting be held with the applicant and the residents of the area prior to a final recommendation on the proposal. At that time the Planning Department reported that the proposed development was not designed in relation to the surrounding single family neighbourhood. Concern was noted over the incompatible form that resulted from the continuous wall of the townhouses, which the Urban Design Panel noted; the location and accessibility to garbage collection facilities and access for service and delivery vehicles.

The Planning Department sponsored a Public Information Meeting on January 14, 1976 with the applicant and residents, to explain the need for the housing and the rezoning application and to discuss the residents' concerns over the proposed scheme of development. Approximately 400 residents attended the meeting and voiced their concern as to why the land was declared surplus by the School Board when Beaconsfield Elementary School is short of space and over populated. Concern was also expressed that the proposed development was Co-Operative housing, that its form was inappropriate and that the location and access to off-street parking was poor and that the quality of the development would be inferior to single-family standards.

Mr. David Moir of the School Board in a letter dated June 1976 regarding the added enrollment that could be generated by a housing development of 41 dwelling units, stated it would result in the placing of two portable units at Beaconsfield School. The School's enrollment has dropped since 1972, when it was 565 as compared to 527 as of September 1975, which is in keeping with the trend that school enrollment on a City-wide basis is declining. Beaconsfield School's theoretical capacity is 380 pupils and, as a result, other spaces in the school must be used as teaching space, such as the lunch room which presently serves as two classrooms. If the enrollment in the City continues to decline, boundaries will be adjusted to relieve the pressure on this school, however, Mr. Moir requested that this project be delayed until after the 1977-78 school year when, at that time, the school will be in a position to accept additional pupils.

The residents in the area have stated very strongly that the site should be developed with single family dwellings on 33 foot lots and not with two-family dwellings and townhouses as proposed by the Co-Operative Group.

The Planning Department continues to support the intended use of this site for family housing as there is a shortage of affordable family accommodation in the City of Vancouver. The Department also supports, wherever possible, locating new forms of housing where more units can be accommodated than in the typical (RS-1) single family subdivision.

However, in view of the considerable neighbourhood opposition to the use of the site for multiple housing, Council may wish to consider the following two alternatives:

1. Subdivide the site into 27 single family lots, 33 feet in width and market them for the development of single family accommodation.
2. Rezone the site to (CD-1) Comprehensive Development District for the future use of family housing, with the form of development generally restricted as follows:

USES:

Townhouses
Two-family dwellings
And customarily ancillary uses including
off-street parking

Cont'd . . .

Clause #13 continued:

FLOOR SPACE RATIO: Not to exceed 0.60 and computed as set out in the (RS-1) One-Family Dwelling District Schedule.

HEIGHT: Not to exceed two storeys plus cellar or basement nor 35 feet as measured from the average building grade of East 21st and East 22nd Avenues respectively, as determined by the City Engineer.

UNITS PER ACRE: Not to exceed 18 units per acre.

OFF-STREET PARKING: 1.5 spaces per unit shall be provided

And subject to the following:

- (a) Following the enactment of the (CD-1) Comprehensive Development District By-Law and prior to the issuance of a development permit, the detailed scheme of development shall first be approved by the Director of Planning after receiving advice from the Urban Design Panel with due regard to the overall design and the provision and maintenance of usable open space.
- (b) The vehicular ingress and egress, garbage collection facilities and access for service and emergency vehicles be satisfactory to the City Engineer.
- (c) The completion and occupation of the development be delayed until the end of the 1977-78 school year, as requested by the School Board.

Following the enactment of the (CD-1) Comprehensive Development District By-Law, City staff report back on appropriate methods of marketing."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 809-811

Manager's Report, August 20, 1976 (CLAIMS - 1)

LICENSES & CLAIMS MATTERS

INFORMATION:

1. Public Market at 1148 Homer Street -
License Fee

City Council of July 27th received a letter from Mr. J. B. Smith of Continental Distributors requesting consideration for a license fee lower than that stipulated in the License By-law, for they wish to enter their venture on a trial basis. They wish to operate a "Flea Market and Swap Meet" at 1148 Homer Street.

The Director of Permits and Licenses reports that:

"The issuing of business licenses on a trial basis has not been granted in the past and such a procedure would create great difficulty if adopted as a general policy. In this instance the proposed operation can only be seen as a "Public Market", for which the license fee is \$100.00 per day. The Public Market license does permit the holder to sublet space."

The City Manager submits the report of the Director of Permits and Licenses for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 812



MANAGER'S REPORT, August 20, 1976 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Clunker Week - September 13th to 17th, 1976

On July 6, 1976, Mr. Allard W. van Veen, Executive Director of Outdoors Unlittered requested that the City of Vancouver assist Outdoors Unlittered in the removal of derelict vehicles from public and private land.

The Chief Constable, in summary, reports that there is no apparent problem with abandoned and derelict vehicles on streets within the City of Vancouver, but when such vehicles are reported or discovered, they are dealt with under Section 8 of the Highways Scenic Improvement Act. The particulars of each vehicle processed are checked against the stolen auto records and the procedure is as follows:

A member attends at the scene, obtains full particulars of the vehicle and checks with Stolen Auto Squad. The registered owner is notified by registered mail that a reply must be received within 14 days or the vehicle will be removed at his or her expense. If no reply is received within the prescribed period, the vehicle is towed to the abandoned auto lot under the Georgia Viaduct where it is held for a further 7 days and then disposed of. If the owner misses the 14 day deadline but appears before expiration of the 7 day period the vehicle may be retrieved by paying the \$6.50 towing fee.

Indiscriminate towing of apparently abandoned vehicles even for a week would be contrary to Section 8 3 (a)(i) of the Highways Scenic Improvement Act and most certainly opens the door even wider for disposition of stolen vehicles or remains of same. It would not seem likely that Outdoors Unlittered would be prepared to follow the dictates of the Act due to the time periods involved and no other system would suit this Department.

In view of the foregoing, the Chief Constable is firmly opposed to the proposal of Clunker Week, unless Outdoors Unlittered is prepared to comply with the effective procedure already in process.

The Director of Permits and Licenses reports as follows:

"The Standards of Maintenance Bylaw No. 4888 makes it an offence to have any vehicle, trailer, boat or mechanical equipment which is in a wrecked or dismantled condition to be parked or stored on any land. The Bylaw, however, does not grant authority to the City to have such an offending vehicle removed from private land.

In view of the fact that there is no apparent problem, and of the City's continuing program of removing derelict vehicles from City Streets and the continuing enforcement of the Standards of Maintenance Bylaw, the Chief Constable and the Director of Permits and Licenses recommend that no action be taken on the request by Outdoors Unlittered, but that the association be encouraged in its objective."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses and the Chief Constable be approved.

MANAGER'S REPORT, August 20, 1976 (FIRE - 2)

CONSIDERATION

2. Funding for Traffic Signals

The City Engineer reports as follows:

"On May 4, 1976, Council approved the installation of a pedestrian signal on East 12th Avenue and St. George Street and a vehicular/pedestrian signal at S.W. Marine Drive and Blenheim Street and requested that the City Engineer report on the source of funds. The estimated total cost of these two installations is \$31,300.

These signals were not part of the 1976 Traffic Signal Program approved by Council on the same date, and no funds are available in Traffic Control Reserve. This year's signal program includes a number of pedestrian and vehicular signals designed to improve safety at some of the most difficult intersections in the City. These proposed signals are clearly necessary under the warrant system approved by Council and deferral of any of these could not be recommended in order to accommodate the two additional signals.

In addition to the above, two requests have been received for a marked crosswalk on Clark Drive at 3rd Avenue, from the Neon Products Ltd. Safety Committee, and from a resident of the Baptist Senior Citizens' Residence in the 1400 block E. 3rd Avenue. Investigation of this location has revealed that, although pedestrian volumes are light, heavy traffic volumes make for some difficulty in crossing. Accordingly, it is proposed to install a crosswalk with overhead illuminated sign and amber flashing light, at an estimated cost of \$6,000. This work should be carried out in 1976, in which case additional funds will be required; otherwise it could be included in the 1977 Signal Program.

There are not sufficient funds in the Traffic Control Reserve to finance the installation of these additional signals; therefore, additional funds must be found. Since Council approved the installation of these two signals for this year, funds can be provided only from the Parking Sites Reserve or the 1976 Contingency Reserve.

The 1976 Traffic Signal Program is being funded by 100% of the Net Parking Meter Revenues (which are the revenues remaining after paying for meter maintenance, collections enforcement, etc.) and \$98,000 from the Parking Sites Reserve. The financing of traffic signals from funds designated for buying and operating off-street parking sites does not seem appropriate, especially when substantial funds are needed. In the years prior to 1975, not all of the net meter revenues went to install Traffic signals, and as a result some went into the Parking Sites Reserve. So, in fact, what is being done this year is to draw on meter funds from the years prior to 1975.

The funding of traffic signals from the Net Parking Meter Revenues is not a firm source of funds, but can vary greatly with the meter revenues and associated costs. Therefore, taking funds from the Parking Sites Reserve to make up deficits in the Traffic Control Reserve in order to install signals could be a substantial drain on the reserve at a time when the purchase of property for off-street parking is intensifying. For this reason, it is not recommended to take additional monies from the Parking Sites Reserve.

The only other source of funds is the 1976 Contingency Reserve, which the Director of Finance considers is not an appropriate source for this purpose; however, it is the only alternate source of funds.

MANAGER'S REPORT, August 20, 1976 (FIRE - 3)

Clause No. 2 Continued

Since there is not a firm source of funds, the City Engineer submits the following for Council's CONSIDERATION:

A) Fund the traffic signals and pedestrian signal at Marine Drive and Blenheim Street, and the pedestrian signal at 12th Avenue and St. George Street at an estimated cost of \$31,300 from:

i) the Parking Sites Reserve Fund

or

ii) the 1976 Contingency Reserve Fund

B) Fund the installation of the overhead illuminated crosswalk sign at Clark Drive and 3rd Avenue estimated at \$6,000 from:

i) the Parking Sites Reserve Fund

or

ii) the 1976 Contingency Reserve Fund

or

iii) defer installation until 1977."

The City Manager submits the above report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 86748/3

Manager's Report, August 20, 1976 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Kitsilano Ice Rink - Staffing and Operating Expenses

The Superintendent of Parks and Recreation reports as follows:

" The Kitsilano Ice Rink is expected to open September 1, of 1976. This facility, located on Connaught Park, adjacent to Kitsilano Community Centre contains a regulation ice surface, skate shop, change rooms, administrative offices, ticket control area, concession booth, storage areas, mechanical equipment rooms and spectator area.

The rink will be under the direct control of the Park Board and it is anticipated that it will be open for use from 6:00 a.m. until 3:00 a.m., seven days a week, including holidays.

The Kitsilano Ice Rink will be administered jointly with the Kitsilano Community Centre as a recreation complex under the management of a Community Recreation Coordinator.

Building Maintenance and Operation

The Park Board staff will be responsible for the cleaning and maintenance of the entire facility. In order to accommodate the variable shifts necessary to operate this facility, maintenance and janitorial staff of 5 Icemen Janitors and 1 Stationary Equipment Operator is required. The Stationary Equipment Operator will also be responsible for stationary equipment in the adjacent Kitsilano Community Centre.

Ice Rink Program

The program staffing requirements for the ice rink include 1 Recreation Programmer II, who will be responsible for the programming and supervision of the facility, a permanent Cashier/Clerk Typist, and part-time Skate Room Attendants, Ice Patrol, and Cashiers.

Operating Expenses

Operating and staffing expenses have been estimated as follows:

<u>Permanent Staff*</u>	<u>Pay Grade</u>	<u>Full Annual Costs</u>	
		<u>1976 Rates</u>	<u>1976 Costs</u>
Recreation Programmer II (1)	20	14,148.00	5,895.00 (5 mos.)
Stationary Equip. Op. II (1)	19	13,560.00	5,650.00 (5 mos.)
Icemen Janitor (3)	15	34,020.00	11,340.00 (4 mos.)
Icemen Janitor (2)	15	13,230.00 (7 mos)	7,560.00 (4 mos.)
Cashier/Clerk Typist (1)	10	9,420.00	3,140.00 (4 mos.)
Fringe Benefits		10,969.00	4,366.00
Total		95,347.00	37,951.00

<u>Part-time Staff</u>	<u>Hours per Year</u>	<u>Hourly Rate</u>	<u>Full Annual Costs</u>	<u>1976 Costs</u>
			<u>1976 Rates</u>	<u>4 Mos. (17 Wks.)</u>
Cashier (Ticket Sales) (1)	868	\$3.625	3,146.00	1,725.00
Doorman	558	3.735	2,084.00	1,142.00
Skate Room Att'd. II	1240	3.86	4,786.00	2,624.00
" " " I	899	3.625	3,259.00	1,787.00
Sound Room Operator	527	3.625	1,910.00	1,047.00
Guard-First Aid	1240	3.86	4,786.00	2,624.00
Ice Patrols II	558	3.735	2,084.00	1,142.00
Janitorial Staff	500	4.47	2,235.00	1,117.00
Fringe Benefits			1,700.00	924.00
Total			25,990.00	14,132.00

* ALL STAFF AT MID STEP WITHOUT C.O.L.A.

Clause #1 continued:

<u>Operating Expenses</u>	<u>1976 Rates Full Annual Costs</u>	<u>1976 Costs (4 mos.)</u>
Building Maintenance		
Material	4,500.00	1,500.00
Labour	3,700.00	1,233.00
Hydro	25,000.00	8,333.00
Janitor supplies	800.00	266.00
Scavenging	600.00	200.00
Propane-Zamboni	800.00	266.00
Gas	150.00	50.00
Coveralls for Staff	450.00	150.00
Zamboni and edger maintenance	2,000.00	666.00
Telephone - annual	786.00	328.00
- non-recurring		120.00
Preventative maintenance	1,500.00	500.00
Total	40,286.00	13,612.00

Revenue

The Park Board will derive some off-setting revenue from programs fees and rentals. These revenues have been estimated as follows:

	<u>Full Year Estimate</u>	<u>1976 Estimate</u>
Public Admissions and Skate Room	28,000.00	9,300.00
Rentals	40,000.00	13,300.00
Total Estimated Revenue	68,000.00	22,600.00

The Director of Financial Services advises that no funds have been provided in the 1976 Park Board estimates.

The V.M.R.E.U. have received a copy of this report.

"The Comptroller of Budgets advises that, based on the estimates of the Parks Board as contained in this report, the net costs are as follows:

	<u>1977 Based on 1976 Rates</u>	<u>1976</u>
Permanent Staff	\$ 95,347	\$ 37,951
Part-time Staff	25,990	14,132
Other Operating Costs	40,286	13,612
TOTAL Estimated Expenditures	\$161,623	\$ 65,695
Estimated Revenues	(68,000)	(22,600)
Net Operating Costs	<u>\$ 93,623</u>	<u>\$ 43,095</u>

Any approval of funding for this program should be at the level of net operating cost as shown above.

The source of funding for the 1976 fiscal year, if approved, will be Contingency Reserve.

Funding for the 1977 fiscal year will, if approved, be included in the Parks Board 1977 Operating Budget Estimates.

This item was removed from the Parks Board 1976 budget estimates during the budget review, to be submitted by separate report at this time."

RECOMMENDED:

- A. Establish and fund the following eight positions for Kitsilano Ice Rink: all positions subject to classification by the Director of Personnel Services.

One Recreation Programmer II
One Stationary Equipment Operator II
Five Icemen Janitors (3 on permanent payroll)
One Cashier/Clerk Typist

Cont'd . . .

Clause #1 continued:

- B. Approve permanent staff salaries of \$37,951.00.
- C. Approve part-time staff salaries of \$14,132.00.
- D. Approve operating expenses of \$13,612.00."

The City Manager RECOMMENDS that the foregoing recommendations of the Superintendent of Parks and Recreation be **approved**.

2. Sunset Ice Rink - Staffing and Operating Expenses

The Superintendent of Parks and Recreation reports as follows:

" The Sunset Ice Rink is expected to open September 1, of 1976. This facility, located on Sunset Park contains a regulation ice surface, skate shop, change rooms, administrative offices, ticket control area, concession booth, storage areas, mechanical equipment rooms and spectator area.

The rink will be under the direct control of the Park Board and it is anticipated that it will be open for use from 6:00 a.m. until 3:00 a.m., seven days a week, including holidays.

The Sunset Ice Rink will be administered jointly with the Sunset Community Centre as a recreation complex under the management of a Community Recreation Coordinator.

Building Maintenance and Operation

The Park Board staff will be responsible for the cleaning and maintenance of the entire facility. In order to accommodate the variable shifts necessary to operate this facility, maintenance and janitorial staff of 5 Icemen Janitors and 1 Stationary Equipment Operator is required. The Stationary Equipment Operator will also be responsible for stationary equipment in the Sunset Community Centre.

Ice Rink Program

The program staffing requirements for the ice rink include 1 Recreation Programmer II, who will be responsible for the programming and supervision of the facility, a permanent Cashier/Clerk Typist, and part-time Skate Room Attendants, Ice Patrol, and Cashiers.

Operating Expenses

Operating and staffing expenses have been estimated as follows:

<u>Permanent Staff*</u>	<u>Pay Grade</u>	<u>Full Annual Costs</u>	
		<u>1976 Rates</u>	<u>1976 Costs</u>
Recreation Programmer II (1)	20	14,148.00	5,895.00 (5 mos.)
Stationary Equip. Op. II (1)	19	13,560.00	5,650.00 (5 mos.)
Icemen Janitor (3)	15	34,020.00	11,340.00 (4 mos.)
Icemen Janitor (2)	15	13,230.00 (7 mos.)	7,560.00 (4 mos.)
Cashier/Clerk Typist (1)	10	9,420.00	3,140.00 (4 mos.)
Fringe Benefits		10,969.00	4,366.00
Total		95,347.00	37,951.00

Part-time Staff

	<u>Hours per Year</u>	<u>Hourly Rate</u>	<u>Full Annual Costs</u>	
			<u>1976 Rates</u>	<u>1976 Costs</u> 4 Mos. (17 Wks.)
Cashier (Ticket Sales) (1)	868	\$3.625	3,146.00	1,725.00
Dorman	558	3.735	2,084.00	1,142.00
Skate Room Att'd. II	1240	3.86	4,786.00	2,624.00
" " " I	899	3.625	3,259.00	1,787.00
Sound Room Operator	527	3.625	1,910.00	1,047.00
Guard-First Aid	1240	3.86	4,786.00	2,624.00
Ice Patrols II	558	3.735	2,084.00	1,142.00
Janitorial Staff	500	4.47	2,235.00	1,117.00
Fringe Benefits			1,700.00	924.00
Total			25,990.00	14,132.00

* ALL STAFF AT MID STEP WITHOUT C.O.L.A.

Clause #2 continued:

<u>Operating Expenses</u>	<u>1976 Rates Full Annual Costs</u>	<u>1976 Costs (4 mos.)</u>
Building Maintenance		
Material	4,500.00	1,500.00
Labour	3,700.00	1,233.00
Hydro	25,000.00	8,333.00
Janitor supplies	800.00	266.00
Scavenging	600.00	200.00
Propane-Zamboni	800.00	266.00
Gas	150.00	50.00
Coveralls for Staff	450.00	150.00
Zamboni and edger maintenance	2,000.00	666.00
Telephone - annual	786.00	328.00
- non-recurring		120.00
Preventative maintenance	<u>1,500.00</u>	<u>500.00</u>
Total	40,286.00	13,612.00

Revenue

The Park Board will derive some off-setting revenue from programs fees and rentals. These revenues have been estimated as follows:

	<u>Full Year Estimate</u>	<u>1976 Estimate</u>
Public Admissions and Skate Room	28,000.00	9,300.00
Rentals	<u>40,000.00</u>	<u>13,300.00</u>
Total Estimated Revenue	68,000.00	22,600.00

The Director of Financial Services advises that no funds have been provided in the 1976 Park Board estimates.

The V.M.R.E.U. have received a copy of this report.

"The Comptroller of Budgets advises that, based on the estimates of the Parks Board as contained in this report, the net costs are as follows:

	<u>1977 Based on 1976 Rates</u>	<u>1976</u>
Permanent Staff	\$ 95,347	\$ 37,951
Part-time Staff	25,990	14,132
Other Operating Costs	<u>40,286</u>	<u>13,612</u>
TOTAL Estimated Expenditures	\$161,623	\$ 65,695
Estimated Revenues	<u>(68,000)</u>	<u>(22,600)</u>
Net Operating Costs	<u>\$ 93,623</u>	<u>\$ 43,095</u>

Any approval of funding for this program should be at the level of net operating cost as shown above.

The source of funding for the 1976 fiscal year, if approved, will be Contingency Reserve.

Funding for the 1977 fiscal year will, if approved, be included in the Parks Board 1977 Operating Budget Estimates.

This item was removed from the Parks Board 1976 budget estimates during the budget review, to be submitted by separate report at this time."

RECOMMENDED:

- A. Establish and fund the following eight positions for Sunset Ice Rink: all positions subject to classification by the Director of Personnel Services.

One Recreation Programmer II
 One Stationary Equipment Operator II
 Five Icemen Janitors (3 on permanent payroll)
 One Cashier/Clerk Typist

Cont'd . . .

Clause #2 continued:

- B. Approve permanent staff salaries of \$37,951.00.
- C. Approve part-time staff salaries of \$14,132.00.
- D. Approve operating expenses of \$13,612.00."

The City Manager RECOMMENDS that the foregoing recommendations of the Superintendent of Parks and Recreation be approved.

3. 1976 Capital Borrowing Program

The following report has been received from the Director of Finance.

"1. Borrowing Program for 1976

The City's last capital borrowing took place in late 1975 in the New York private placement market and was denominated in U.S. dollars. It is now appropriate to consider our 1976 capital borrowing program.

The existing borrowing authority which needs to be financed is as follows:

		<u>Borrowing Authority</u>	<u>Proposed Borrowing</u>
1966-70 Five Year Plan	Urban Renewal (Used for NIP)	\$ 2,600,000.00	\$ 1,234,024.00
1971-75 Five Year Plan	Parks Development	358,327.67	358,000.00
	Swimming Pools	110,459.21	110,000.00
	Health & Social Ser.	871.34	-
	Purchase of Property	128.66	-
	Streets	243.60	-
1971-75 Sewer Program		4,900,176.00	4,900,176.00
1976-80 Sewer & Water Program (1976 only approved by Council)			
	Sewers (1976)	1,750,000.00	1,750,000.00
	Water (1976)	2,404,000.00	2,404,000.00
Champlain Heights	Sewers	3,534,800.00	3,534,800.00
	Water	709,000.00	709,000.00
	TOTALS	<u>\$16,368,006.48</u>	<u>\$15,000,000.00</u>

It is proposed at this time, for 1976, to borrow \$15,000,000. The balance of the NIP money is not required in 1976 or the first part of 1977 and is therefore not included at this time.

2. Assessment of World Capital Markets Appropriate to Vancouver

The Canadian bond market and the U.S. bond market are both in a healthy condition. Rates are high in the Canadian market and in the U.S. market, but the rate differential between the U.S. and Canadian markets has made the U.S. market attractive to Canadian borrowers. The Eurodollar markets, both Canadian and U.S. dollar denominated, are healthy and from the point of view of a Canadian borrower are improving steadily because of the severe drop in the value of the Canadian dollar. For some months, the Canadian dollar had been very high (around 1.04 in terms of U.S. dollars) which has severely restricted the Euro-Canadian dollar market. With the Canadian dollar now floating around 1.01 in terms of U.S. dollars, the Euro-Canadian dollar market is improving and can be expected to improve further. There is a general feeling that the Canadian dollar will drop further.

If we financed in the Canadian market, it would probably be on the basis of \$5,000,000 for a short term (not more than five years) and \$10,000,000 on a twenty year Sinking Fund or serial basis. In the U.S. markets, it would

Clause #3 continued:

probably be very similar. In the Eurodollar market, it would be \$5,000,000 for not more than five years and \$10,000,000 for ten years if in Canadian dollars and twelve to fifteen years if denominated in U.S. dollars. If our borrowing needs for the longer term, i.e., the \$10,000,000, were higher, then ten years is too short as it creates a problem with the annual debt charges in the operating budget. However, at only a \$10,000,000 level, ten to fifteen years does not present any particular problem. The \$5,000,000 portion is primarily for financing Champlain Heights Sewer and Water and the debt charges for this portion are recovered from the disposition of Champlain Heights and therefore not a charge on the revenue budget.

With our fiscal agents, we have examined possible transactions from each of the markets and have come to the conclusion that if an issue was done today, then the Eurodollar markets are the place where it should be done. Our fiscal agents have made appropriate enquiries as to possibilities in the Eurodollar markets and support this conclusion quite definitely. The primary advantage of the Eurodollar market is in the interest rate obtainable and therefore represents solid dollar savings to the City.

Many Canadian borrowers, including the M.F.A. for two separate issues, have borrowed in the Eurodollar markets, denominated in both Canadian and U.S. dollars.

3. Expansion of the Eurodollar Market Description

There are a number of factors involved in borrowing the Eurodollar markets that are quite different than borrowing in Canadian and even the U.S. markets.

The procedure is somewhat different, the legal requirements are different (possibly less complicated than in the New York market), the commission rate is somewhat higher, and it would involve costs approaching \$50,000 for a public issue. Costs of a public issue in the New York market would be even higher, but the City has never borrowed publicly and the costs for a private placement in the New York market are somewhat lower. The costs related to our last U.S. issue, primarily related to legal costs, were approximately \$40,000. Actually, in terms of costs, the complexities of the legal aspects in a New York private placement issue cost almost as much to resolve as all the costs related to a public issue in the Eurodollar market. The procedure generally for a Eurodollar issue is that the chief financial officer (i.e., the Director of Finance) travels to Europe with the fiscal agent, for meetings with potential lenders and syndicate managers and to properly assess the situation, followed by a decision to either proceed or not to proceed. If the decision is to proceed, then the syndicate is formed, necessary documentation is prepared (quite complex), syndication and selling period takes place and the final signing ceremony is quite formal with the Mayor or Chairman of the Finance & Administration Committee, plus the Director of Finance being present to sign the documents and the debentures.

One of the major evaluation questions that has to be answered in the discussions in Europe is the determination of whether to denominate the debentures in terms of U.S. or Canadian dollars. This involves not only the interest rate difference, but also involves evaluating the exchange risk related to the Canadian/U.S. dollar relationships.

At the present time, it would appear that interest rates in terms of Canadian dollars in Europe are one quarter to one half per cent lower than they are in Canada. In terms of U.S. dollars, the interest rates are $1\frac{1}{4}$ to $1\frac{1}{2}$ % lower in Europe than in Canada and approximately one quarter of one per cent lower than in the U.S.

For example purposes, if the City is able to save one quarter of one per cent on the proposed borrowing, this would mean a cash saving to the City of approximately \$300,000 over the term of the borrowing or a present value of \$200,000. If the interest rate differential is more than one quarter of one per cent, the savings are correspondingly higher.

The final decision is made on the basis of all in cost to the borrower, which includes consideration of price, commission, expenses, etc., plus exchange rate considerations.

Cont'd . . .

Clause #3 continued:4. Conclusion

On the basis of the situation as it stands at the time of writing this report, it would appear that the Eurodollar markets are the appropriate place for the City to borrow its current needs. This requires us to explore in depth with the fiscal agents and syndicate managers all the details of terms and conditions so that we understand them fully (particularly necessary with a first borrowing in Europe) and therefore it means that the Director of Finance would have to travel to Paris and probably London and possibly Frankfurt. It is also important that potential lenders have direct contact with an official of the City, in order that they may develop a better appreciation of the quality of the City's credit. Depending on the results of the meetings, plus the evaluation with our fiscal agents of the terms and conditions and interest rate situation, and the exchange rate situation, the Director of Finance should be in a position to make a final decision after consulting the City Manager and the Mayor or the Chairman of the Finance & Administration Committee by telephone. If the decision is favourable, the syndicate managers and the fiscal agents would be instructed to proceed with syndication and preparation of the documentation.

The Director of Finance would be involved heavily in the document preparation and would at that time have to make a decision whether to return to Vancouver, followed by a return to Europe or conversely to stay in Europe for the documentation period. At the appropriate time, the Mayor and/or the Chairman of the Finance & Administration Committee, along with the Director of Finance, would have to be in Europe for the official signing of the documents and the debentures.

5. Recommendation

I therefore recommend that -

I be authorized to proceed to Paris, London, Frankfurt, as necessary, with the representative of our fiscal agents, to meet with potential syndicate managers and lenders, for the purpose of fully evaluating the desirability of a Eurodollar issue and its terms and conditions.

Further, that I be authorized to instruct our fiscal agents and syndicate managers to proceed with syndication and the bond issue, if the evaluation is satisfactory, i.e., the City can save a substantial sum in interest costs, after checking by telephone with the City Manager and the Mayor or the Chairman of the Finance & Administration Committee. This would commit Council to passing the appropriate borrowing bylaw shortly thereafter."

City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

4. Initial Expenses: Meter Checker Program

The City Engineer reports as follows:-

"On January 27th, 1976, City Council approved the City Manager's report of January 23rd, 1976, concerning the Meter Checker Program. Item 3 in that report's recommendations stated that, "\$50,000.00 be provided for initial expenses, from 1976 parking meter revenues, subject to a detailed report back from the City Engineer on the specific initial expenses." As noted in the report, the Director of Finance advised that the funds to set up the initial operation would come from parking meter revenues and fine revenues.

The cost estimates for the specific initial expenses have now been finalized and the details are shown in Appendix I. The following is a summary of costs:

1. Alterations to Offices (subject to final disposition of space) \$ 5,000.
2. New Office Furniture 2,000.
3. New Office Equipment 1,800.

Cont'd . . .

Clause #4 continued:

4. Training Program Manual	200.
5. New Communications Equipment	27,500.
6. New Car	4,000.
7. New Uniforms	<u>9,200.</u>
TOTAL:	<u>\$49,700.</u>

The City Engineer RECOMMENDS that \$49,700.00 be provided for initial expenses from the 1976 parking meter revenues."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

CONSIDERATION

5. Additions to the Centennial Museum

The Director of Finance and the Director of Permits & Licenses have submitted the following report.

"Dr. Gordon M. Shrum, Executive Director of the Vancouver Museums and Planetarium Association, sent the following two letters to His Worship the Mayor and Members of City Council.

'Re: Additions to the Centennial Museum

As an operating unit the Centennial Museum has some serious architectural shortcomings. In this communication I shall deal with only the following two:

- (a) Although the storage area is air-conditioned (temperature and humidity controlled), there is no such control in any of the thirteen galleries.
- (b) There are three wings to the building of four galleries each. Each of these four galleries encloses a courtyard which is beautifully landscaped. The walls of the galleries consist mainly of ceiling-high glass panels. Because the architect apparently did not realize that museum artifacts cannot be exposed to daylight, most of the glass panels have been covered with paint. This means that the courtyards with their landscaping are never seen. Each provides four outside doors to the galleries which, of course, is undesirable for security reasons.

Because the Centennial has no air-conditioned galleries many of the more valuable artifacts remain in the storage area and can never be put on display. Further, the Centennial is an Associate Museum of the National Museums of Canada, but cannot accept most of the travelling exhibits of the National Museums because they are restricted to museums with air-conditioned exhibition space. This same problem occurs with many other travelling exhibits.

In 1974 the Vancouver Museums and Planetarium Association appealed to the National Museums of Canada to provide financial assistance not only to air-condition some of the galleries but also to cover over two of the unused courtyards.

By a letter dated August 29, 1974, the National Museums agreed to a \$400,000.00 construction and alterations program which would make it possible to roof and air-condition the two unused courtyards as well as air-condition eight of the present thirteen galleries. The National Museums agreed to pay two-thirds of the \$400,000.00 cost provided that

Clause #5 continued:

either the City or the Province would provide the final one-third of the cost. The V.M.P.A. accepted the grant and received \$26,784.00 for preliminary design and architectural studies.

The V.M.P.A. could not proceed any further with the project because they were unable to get the one-third share from the City or the Province.

On March 31st this year the Minister of Recreation and Travel Industry advised that the Province would provide \$133,922.00, which is slightly more than the one-third requirement. Immediately we proceeded with architectural drawings and construction plans. We were able to get a bid of \$379,539.00 for the contract, which with architects and consultation fees would be only slightly more than \$400,000.00.

However, when we applied to the City Hall for a construction permit, we were advised that the basic structure of the building does not conform with the By-law passed by the City in 1975 which increased the standards for earthquake resistance. After much engineering study it has been determined by the successful bidders for the contract that the additional "seismic upgrading" will cost \$55,160.00. The additional engineering and architectural studies for the upgrading of this earthquake resistance is approximately \$9,000.00, making a total of \$64,160.00.

Because of the escalation in construction costs since 1974, the \$400,000.00 will barely cover our commitment to the National Museums. We have been advised that the amount of the grant cannot be increased because the delay was not caused by the National Museums. The Honourable Grace McCarthy, when she agreed to the grant on March 31, 1976, made it a condition that we would not come back for more on this project.

The Trustees of the V.M.P.A., realizing what a great benefit these alterations and construction will be to the Museum, have agreed to provide \$40,000 towards the cost of the "seismic upgrading". This still leaves us short \$25,000 and I am appealing to the City to contribute this amount so that we can proceed with the work as soon as the strike/lockout in the construction industry is solved.

I should like to point out the benefit the City will receive from this work.

- (a) Covering two quadrangles will provide two large galleries, each one double the size of the present galleries - an additional 7,200 square feet.
- (b) The new galleries plus eight of the thirteen present galleries will be air-conditioned (humidity and temperature controlled).
- (c) The elimination of eight exterior doors will greatly increase the effectiveness of the complex's security system.
- (d) The complex will receive over \$400,000.00 worth of alterations at a cost to the City of only \$25,000.00.

One may ask why should we create additional gallery space? The answer is that the storage area is crowded with valuable artifacts that cannot be displayed. Many donors are reluctant to make donations which merely go in storage. This extra space should add very little to the operating costs, e.g. in heating it will eliminate eight outside glass walls and only add two well-insulated roofs. Part of the additional air-conditioned space will be used for travelling exhibits, which will add to our revenues. Immediately we need the new large gallery in "C" Wing to house an aerospace exhibit which the Russian Government is prepared to send direct from Moscow - accompanied by one or more cosmonauts. This should prove to be a money-making project.

A very early action is necessary on this request. Otherwise we shall have to renegotiate the contract and probably the grant, with unavoidable delays and further increased costs.

Cont'd . . .

Clause #5 continued:Re: Additions to the Centennial Museum

This is further to my letter of July 30th requesting \$25,000 from the City of Vancouver to help finance the "seismic reinforcing" of A and C Wings at the Centennial Museum.

From enquiries I have received I don't think I made it clear in my letter that the "seismic reinforcing" is not merely to take care of the roofs over the quadrangles. In fact the steel trusses of the roof will tend to strengthen the walls against earthquake shock. They will, of course, add some weight to the walls and this is a negative factor. However, the total effect is about zero as these two factors tend to balance each other.

The problem is that the new by-law does not apply to buildings already in existence until such time as there is an application for a permit to make alterations; then the new regulations apply and the whole building must be brought up to the new standards.

I should also add that this additional space will not entail the appointment of any additional staff. I have already pointed out that it would not increase our heating requirements except in so far as air-conditioning will add somewhat to our electrical load. The additional space should tend to increase our revenues slightly.'

Comments of the Director of Permits & Licenses

On October 8th, 1974, Council approved in general the renovation of one courtyard of the Centennial Museum for additional gallery space. The proposal was to roof over Courtyard 'C' and provide basement storage space under the new gallery floor. As the project developed it was found that the cost of roofing a courtyard was approximately the same as the basement storage and the advantages of the additional gallery space led to the Museum Association's decision to roof over two courtyards and abandon the basement storage.

The proposal will increase the present gallery space by approximately one-third and is an excellent use of enclosed unused courtyard space.

Comments of the Director of Finance

The 1976 Supplementary Capital Budget, which would be the normal source of funds for an item such as the above, has no funds available. Therefore, it would appear that the only available source of funds for the \$25,000 requested contribution, is 1976 Contingency Reserve. Dr. Shrum indicated that there were no extra staffing costs related to this alteration and in any event the agreement with the Association on operating costs governs the City's contribution towards such operating costs."

The City Manager submits the above report for Council CONSIDERATION.

RECOMMENDATION6. Police Communications Centre Staffing

The Chief Constable and the City Engineer report as follows:

"On May 11, 1976, Council authorized funds for the training of backup relief operators and the hiring of ten temporary operators to handle the increased workload due to the start-up of the new Communications Centre, problems caused by Habitat, and the 9-1-1 emergency number. A preliminary evaluation of staff requirements of the Communications Centre was made with nine additional staff members present. Two staffing problems became apparent and this report describes the need for temporary staff replacements and a further analysis of permanent staff requirements.

Clause #6 continued:TEMPORARY REPLACEMENT OPERATORS

The Police personnel assigned to the Communications Centre consists of one inspector, one staff sergeant, five sergeants, five corporals, and 10 constables who are employed as supervisors, chief dispatchers, radio relief, and telephone operators. Temporary staff shortages occur in the Centre when Police personnel go on vacation or take sick leave. For example, when the chief dispatcher goes on annual vacation, a constable moves up to the chief dispatcher's position creating a shortage in the telephone function.

Police personnel have not been replaced by drawing other members from the Patrol Division because of the extensive training required in the new Centre, and disruption to Patrol Division operations. If Policemen from the Patrol Division were to be trained to function as replacements in the Communications Centre, approximately \$10,000 would be required for training costs. The Chief Constable considers this alternative undesirable since it would cause considerable disruption to the Police Department.

In estimating the staff requirements for the new Communications Centre it was assumed that staff levels were sufficient to allow such temporary shortages. The review carried out over the past three months indicates that the increased workload experienced in the new Centre requires additional temporary staff to cover the high vacation periods (approx. 100 weeks) mainly in the summer months.

Authorization is requested for the hiring of temporary replacement operators. These would be civilians hired only as required to a maximum of one per shift and it is expected annual costs will not exceed \$34,000. (approx. 2 man years). An increase of approximately \$15,000 will be required in the Police Department's operating budget for 1976.

EVALUATION OF PERMANENT STAFF REQUIREMENTS

The workload handled by the new Police Communications Centre is higher than was anticipated in original staff estimates. The following factors account for this increase:

- a) Many calls which were not answered in the old Centre, or were left to ring a long time are now being answered quickly.
- b) The number of calls received by the Centre is higher than anticipated due to implementation of the 9-1-1 emergency number.
- c) The Community Policing Program being carried out in one of the patrol districts has caused a significant increase in the workload of the radio section.

These factors correspond to a workload increase of four people in addition to the temporary replacement operators.

During the past three month period of assessment the temporary operators approved in the previous report of 11 May, 1976 were added to the regular staff. This reduced the proportion of calls waiting longer than one ring from 13% to 7%. This reduced figure is a reasonable standard of response.

However, since the Centre has only recently opened and the temporary staff have not been operating very long, long term needs are difficult to estimate accurately. The following changes are anticipated in the Communications Centre that could affect the long term staffing requirements:

- a) It is expected that the type of emergency calls will change when summer ends.
- b) The telephone system can be modified to automatically separate '911' emergency calls from lower priority report calls. These telephone system enhancements will cost approximately \$3000 but should make possible some staff reductions while achieving adequate response times to emergency calls.
- c) Additional staff arrangements are being evaluated in order to meet the variation in call volumes which occurs throughout the day.

All these changes may affect the need for permanent operators. To permit adequate time for measurements under expected long term conditions, it is recommended that four of the ten additional temporary staff authorized for the three month period ending in August 1976, be retained until December 31, 1976. By that time the effect of the three factors identified above will have been determined and a more meaningful estimate will be possible.

Cont'd . . .

Clause #6 continued:

The cost of these additional four temporary operators will be approximately \$18,500 for the balance of 1976.

The Director of Finance brings to City Council's attention that the required level of service has not been clearly established and that the report to be provided in December shall contain this information as part of the justification for increases in staff.

The Acting Comptroller of Budgets advises that if this report is approved, the source of funding will be Contingency Reserve.

The Chief Constable and the City Engineer RECOMMEND:

- a) That funds totalling \$15,000 be provided in the 1976 Police Department Operating Budget for the hiring of temporary replacement operators;
- b) That four temporary Communications Operators be retained until December 31, 1976 (approx. cost \$18,500) with provision of a final report on permanent staff levels at that time;
- c) That \$3000 be provided in the 1976 Engineering Department Budget for modification to the telephone equipment. "

The City Manager RECOMMENDS that the above recommendations of the Chief Constable and the City Engineer be approved.

7. False Creek Ground Leases

The Director of Finance reports as follows:

"Introduction

On July 29, 1975 and June 22, 1976, Council approved the terms for the preparation of ground leases for lots 5 and 7 in Phase I, Area 6, False Creek. These two developments are combined residential/commercial developments incorporating approximately 113,380 sq. ft. of residential space and 43,196 sq. ft. of commercial space. Under the terms approved by Council, it was contemplated that each lot would be developed under one ground lease and, subsequent to completion of the structures, a strata plan would be filed to subdivide the buildings into several condominium units.

The lessee, Frank Stanzl Construction Ltd., has now requested that two ground leases be issued for each lot, one for the residential development and one for the commercial development, in order that he may finance the two types of developments separately. The granting of two leases on one parcel of property can be done subsequent to the completion of construction through the creation of air space parcels.

Initially, the parties shall enter into a ground lease in respect of each parcel. The initial ground lease shall provide that, upon completion of construction, the lessee shall create two air space parcels (one for residential purposes and the other for commercial purposes), surrender the initial ground lease, and enter into separate ground leases with the lessor covering the two air space parcels. The terms and conditions for the initial ground lease and the subsequent air space parcel ground leases would be the same as was previously approved by Council, except where changes are appropriate for the changed form of the lease.

It is RECOMMENDED that the City lease to Frank Stanzl Construction Ltd., lots 5 and 7, False Creek containing the provisions hereinbefore set forth in this report providing for the creation and leasing of air space parcels following the completion of construction."

The City Manager RECOMMENDS the above recommendation of the Director of Finance be approved.

Manager's Report, August 20, 1976.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Proposed easement over portion of City Lot,
Vicinity of Abbott and Cordova Streets

The Acting Supervisor of Property & Insurance reports as follows:-

"City Council on June 29, 1976 approved the granting of a 4' x 25' easement over a portion of City-owned lot 9, block 2, O.G.T. Plan #205, to provide an emergency means of egress to adjoining lot 'C', block 2, O.G.T.

The easement was limited in size due to the fact that City lot 9 is presently utilized as a surface parking lot operated by the Downtown Parking Corporation and will not be improved with any form of structure without the Corporation first acquiring all the properties to the west of lot 9, hence, the whole of lot 9 could be used as an emergency disbursal area.

The City Building Inspector has advised that regardless of the foregoing, he wishes the easement to be extended to provide direct access to the lane as shown on the attached sketch.

In this regard, the General Manager of the Downtown Parking Corporation has agreed to the extension of the easement.

Accordingly, it is proposed that the easement be extended north to the City lane to provide a means of emergency egress for lot 'C' of lot 8, block 2, O.G.T. on the following terms:

- (a) City to retain the right of cancellation.
- (b) Applicant to maintain adequate lighting over exit area.
- (c) Applicant to maintain an adequate barricade to prohibit autos or other objects from blocking the exit.
- (d) Applicant to pay an annual flat rate amount of \$50.00.

In addition, the Director of Legal Services is to include any other clauses to properly protect the City's interest herein.

Recommended that the Acting Supervisor of Property & Insurance be authorized to take the necessary steps to grant an easement measuring 4' x 75' over that portion of City lot 9, block 2, O.G.T., plan 205,

and further

That the Director of Legal Services be instructed to draw the necessary easement document to his satisfaction."

The City Manager RECOMMENDS that the foregoing recommendations of the Acting Supervisor of Property & Insurance be approved.

Cont'd.

2. Acquisition of Deteriorated Properties
Strathcona Rehabilitation Project

The Acting Supervisor of Property & Insurance reports as follows:

"On December 18, 1973, City Council approved a report of the Director of Planning regarding the Strathcona Rehabilitation Project. Clause "D" of this report recommended purchase by the City of deteriorated properties within the Project area.

Lot 31, Block 103, D.L. 196, Plan 196, known as 407 Prior Street has been offered for sale to the City by the owners.

These premises comprise a two-storey frame dwelling, plus full concrete basement, with a main floor area of approximately 700 square feet, erected in 1905 on a site 25 feet X 126 feet zoned RT-3. The dwelling contains four rooms on the second floor, three rooms on the main floor and three rooms in the basement. There are six plumbing fixtures, patent shingle roof, siding exterior and heat is supplied by a gas-fired hot air furnace.

The improvements were previously occupied as three dwelling units but the basement unit is now vacant. The accommodation is sub-standard and it is proposed to demolish the improvements when vacant.

Following negotiations with the owners' agent, they have agreed to sell for the sum of \$42,000.00 on the following bases:

- (a) The City to pay a deposit of \$10,000.00 in trust, in exchange for a deed in registrable form.
- (b) City to pay balance of purchase price upon delivery of vacant possession by the Vendor, such delivery to be within six months of the payment of the deposit.
- (c) Date of sale for adjustment purposes to be the date of Council's Resolution to purchase the property.

This price is considered realistic and it is

recommended that the Acting Supervisor of Property and Insurance be authorized to acquire Lot 31, Block 103, D.L. 196, Plan 196, known as 407 Prior Street for the sum of \$42,000.00 on the foregoing bases, chargeable to Strathcona Rehabilitation Project, Property Purchase Account #5893/893."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Rental Review - City-owned Lot 4 etc.,
S/S of Kingsway west of Tyne Street.

The Acting Supervisor of Property & Insurance reports as follows:-

"City-owned Lot 4, Block 52, D.L. 37 is situated on the south side of Kingsway, west of Tyne Street and is leased to Marine Hotel Limited, (now Mr. Sport Hotel) for a period of twenty years expiring on March 31, 1981. This site is utilized for required parking purposes in connection with their hotel operation and the lease is subject to rental review at five year intervals.

Clause #3 (Cont'd)

Negotiations have now been completed and by letter dated July 21, 1976, the Manager of Mr. Sport Hotel has agreed to a rental increase from \$1,400.00 per annum plus taxes to \$4,800.00 per annum plus taxes effective April 1, 1976 for the remaining term of the lease.

The Acting Supervisor of Property & Insurance is of the opinion that the foregoing increase represents fair market value of the property in question and indicative of the escalation in property values over the past five-year period."

It is recommended that the foregoing rental increase be approved as of April 1, 1976."

The City Manager **RECOMMENDS** that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

INFORMATION

4. DEMOLITIONS - Various Properties

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No.</u>
413 Prior Street Lot 30, Blk 103, D.L. 196	Strathcona Rehabilitation Project	Kay Jay Wrecking Co. Ltd.	\$545.00	5893/893
3029 Woodland Dr. Lot 17, Sub. D Blk. 171, D.L. 264A	Clark Park Extension	Phillip J. Blackall	\$465.00	4189
1849 Victoria Diversion Lot 3, Block 2, D.l. 752	Replotting	John Bulych	\$1,775.00	5940

The City Manager has confirmed the above contracts and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

RECOMMENDATION

5. Lease of City Property, E/S Main Street between Industrial and Terminal Avenues.

The Acting Supervisor of Property & Insurance reports as follows:

"The above City property, Lots 4-9, Block 3, D.L. 200A & 2037 and Lots 10-12, Block A2, D.L. 2037, E/S Main Street between Industrial and Terminal Avenues, is leased to Beedie Construction Co. Ltd. until December 31, 1988.

The rent was subject to review on June 1, 1976 and after negotiation the Lessee has agreed that it be increased from \$500.00 per month plus taxes to \$1,500.00 per month plus taxes.

Clause #5 (Cont'd)

Several buildings are located on the site, but these were constructed by the Lessee, consequently the proposed rent relates to the land only.

The Acting Supervisor of Property & Insurance considers that the proposed rental represents market rental value.

Recommended that the rent for this property be increased as of June 1, 1976 to \$1,500.00 per month plus taxes on land and improvements as if levied."

The City Manager RECOMMENDS that the recommendation of the Acting Supervisor of Property & Insurance be approved.

6. Sale to Mennonite Senior Citizens' Society
4.01 Acre Site 5700 Block Bruce Street.

The Acting Supervisor of Property & Insurance reports as follows:

"On January 25, 1972, Council passed a resolution that this 4.01 acre site in the 5700 Block Bruce Street be made available to the Mennonite Senior Citizens' Society at a value of \$200,000.00 less costs of proven extras for site preparation because of soil conditions.... The Society paid the sum of \$150,000.00 and submitted a claim in the amount of \$135,149.00 for what they determined to be 'proven extras for site preparation because of soil conditions'. The Supervisor of Property and Insurance advised the Society that in his opinion this amount was excessive and that a more realistic sum would be in the realm of \$45,000.00.

Subsequently, the Society submitted a revised bill in the amount of \$157,176.00, an increase of \$22,027.00 over their first bill. The Director of Construction and Maintenance Division analyzed the claim, and in his opinion the proven extras for site preparation were approximately \$28,350.00. Because of the great discrepancy in these sums, the matter was referred to Council for consideration on November 25, 1975, and they approved a reduction of the purchase price by \$30,000.00.

The Society then arranged to appear before Council as a delegation, however, before hearing the delegation the following proposal was passed by Council on January 27, 1976:

'THAT the City and Mennonite Senior Citizens' Society determine upon agreed questions on the matter of costs for site preparation, following which an independent arbitrator be appointed to bring down binding arbitration; further that the arbitration costs be shared equally between the City and the Society.'

Accordingly, the matter was discussed between City staff and representatives of the Mennonite Society and agreement could not be reached as to what constituted extra costs. However, the Society has proposed to settle for an additional \$20,000.00 over and above the figure approved by Council on November 25, 1975. This is a very substantial reduction in the amount originally claimed by the Society and would mean a total settlement of \$50,000.00 for the costs of site preparation. As well, the Society has agreed to be responsible for registration fees amounting to \$1,038.50. Having regard for the substantial time and money involved in proceeding with arbitration, City staff are now prepared to recommend

THAT the matter of proven extras for site preparation be concluded on the basis of \$50,000.00 (net price to the Society - \$150,000 for 4 acres), and

Cont'd

Clause #6 (Cont'd)

THAT the Mennonite Senior Citizens' Society be responsible for the additional sum of \$1,038.50 for registration fees."

The City Manager RECOMMENDS that the above recommendations of the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 816

MANAGER'S REPORT

B 871

August 17th, 1976

TO: Vancouver City Council

SUBJECT: Accreditation - Constitution and By-laws of
the Proposed Employers' Organization

CLASSIFICATION: Information

The City Manager reports as follows:

"As instructed by City Council on August 10th, 1976, I have reviewed the submissions from the V.M.R.E.U. and Local 1004 of C.U.P.E. and have the following comments:

Re-circulated is my report to Council on the feasibility of Accreditation which was considered by Council on May 11th, 1976 at which time Council approved in principle to establish the Employers' Organization and, to making application for Accreditation on behalf of the City of Vancouver.

The Unions' concerns as stated are related to items 2 and 3 of the previous report. They are concerned with the permanency of joining the Association and having it carry out the functions described, on a continuing basis regardless of any dissatisfaction with the results by either Council or the Unions. Council, of course has to weigh this possible disadvantage against the advantages of uniformity throughout the participating members and the inability of an individual member making an unrealistic settlement to the disadvantage of other members. Previous reports have dealt with the pros and cons of this matter at great length.

The second stated concern of the Unions is the potential deterioration of the Employer/Employee relationships. We have taken steps in the preparation of the Constitution and the by-laws to attempt to avoid such deterioration. Such deterioration, if it did take place, would be largely because of the activities of the members of the Association and its staff. Vancouver has representation in the Association and on the small Steering Committee in accordance with the draft Constitution.

Traditionally, the Unions have had the right to appeal to Council on matters affecting their membership and influence in Council's decisions with respect to staff recommendations or actions. It is this present ability to appeal to individual Councils on such things as proposed wage settlements that would affect other G.V.R.D. municipalities, and the potential susceptibilities of individual Councils to take unilateral action that is the primary purpose for forming the Employers' Association and applying for Accreditation."

The Director of Legal Services reports as follows:

"There is no doubt that without either a Charter amendment or other special legislation the City cannot join this Association on the terms and conditions outlined.

On the assumption that there is a Fall Session, I have included a Charter amendment similar to an amendment made to the Municipal Act."

The City Manager submits the foregoing reports for the INFORMATION of Council

(Council Members are requested to bring with them the detailed report which was circulated on Monday, July 5, 1976).

✓
FOR COUNCIL ACTION SEE PAGE(S) 8/1

C

MANAGER'S REPORT

August 16, 1976

TO: Vancouver City Council

SUBJECT: Proposed Super-Valu Store; Rezoning Application
and Planning Study

East Side of S.W. Marine Drive between West 70th
and West 71st Avenues.

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"A rezoning application was received from Mr. G.A. Birham of Kelly Douglas and Company Limited, whereby the lands within the area bounded by West 70th Avenue, the lane west of Granville Street, West 71st Avenue and S.W. Marine Drive be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

'Construction and operation of a grocery supermarket'

SITE DESCRIPTION

The site is located on the east side of S.W. Marine Drive between, West 70th Avenue and West 71st Avenue and is currently developed with 10 single family dwellings and the Shannon Lodge Nursing Home located at the north-east corner of West 71st Avenue and S.W. Marine Drive. The lands immediately to the north and east are zoned (C-2) Commercial District and are developed with a Safeway and liquor store, small retail stores, gasoline service station and other commercial uses. Both sides of Granville Street, north of West 71st Avenue, are zoned either (C-1) Commercial District (Local) or (C-2) Commercial District to West 63rd Avenue. The lands to the south and west are zoned (RS-1) One-Family Dwelling District and are developed with single family dwellings.

The site is located in that portion of the City known as Marpole which includes, besides the above-noted lands, two other (C-2) Commercial Districts located on both sides of S.W. Marine Drive between Granville and Hudson Streets and the north side of S.W. Marine Drive from Hudson Street to Oak Street. The lands generally east of the lane east of Granville Street between West 72nd and West 70th Avenues are zoned (RM-3) Multiple Dwelling District. There is an (M-1) Industrial District composed of just over three blocks generally bounded by West 72nd Avenue, the lane west of Hudson Street, West 73rd Avenue and Oak Street. (See Appendix A).

PROPOSED DEVELOPMENT

The drawings submitted by the Architect and forming part of the application indicate a supermarket with a main floor and mezzanine which has a total floor area of 29,412 square feet. The supermarket is located adjacent to S.W. Marine Drive with the front of the store facing east. The building has a landscaped setback of 24 feet from S.W. Marine Drive to a solid wall which faces the single family dwellings to the west. Vehicular ingress and egress to the parking lot is from the lane west of Granville Street. A 17 foot dedication is indicated on the south side of West 70th Avenue for future road widening.

CALCULATIONS

Site Area:	89,100 Square feet
Floor Area:	29,412 square feet (gross)
Floor Space Ratio:	0.33 (gross)
Height:	30 feet
Off-Street Parking:	Required 56 spaces Proposed 122 spaces
Off-Street Loading:	Required 2 spaces Proposed 2 spaces

The Engineering Department in reviewing the vehicular ingress and egress to the site has reported that the ingress and egress from the lane is acceptable; however, all manoeuvring and circulation must take place on site.

URBAN DESIGN PANEL

The Urban Design Panel considered the application at its meeting of December 18, 1975 and reports:

'The Panel, without some comment from the Planning Department, finds it difficult to deal with this rezoning proposal as it, and the increased traffic this project will generate, will affect the residences across Marine Drive.

The Panel feel that possibly more of a transition is needed and that instead of having the back of the supermarket building face residences across the street, more setback and landscaping be provided or another use such as multiple housing be included.

RECOMMENDATION: That the above be received as a progress report and that this design be sent back to the architects for serious re-consideration and improvements and comments from the Planning Department be obtained before giving this rezoning application and design a final scrutiny.'

CITY ENGINEER

On August 11, 1976, the Planning Department received the following comments concerning the plan for the Super-Valu from the Traffic Engineering Department:

- 1) Super-Valu to bear the costs for:
 - 17 foot roadway dedication from north end of property
 - curbing along this north end of the property as well as paving to existing strip pavement
 - curbing and paving of Avery Street between Granville Street and the lane west of Granville Street
 - providing a 24 foot paved lane for access to the development
 - relocation of all utilities
- 2) Parking proposed is sufficient but local residents have requested that overflow and employee parking on abutting streets be avoided by having Super-Valu provide on-site employee parking as a condition for approval of this development.
- 3) Design specifics:
 - no in/egress to local streets (i.e. S.W. Marine Drive from 70th to 71st Avenues and 71st Avenue between S.W. Marine Drive and the lane east)
 - in/egress from the lane is acceptable but all manoeuvring and circulation is to take place on the site itself'.

INFORMATION REPORT TO COUNCIL

On March 16, 1976, Council received an information report on this proposed rezoning. The report described the agreement which had been reached between the Planning Department and the representative of Kelly Douglas and Company Limited whereby a planning consultant would undertake an impact study of the area which would be affected by the proposed development. The consultant's study was to investigate the following three aspects of the proposal:

- ' 1. Land Use Study: to examine the existing land use and possible future land use, particularly between West 70th/Granville and the rail tracks and the area east of Granville Street,
2. Traffic Study: to examine the existing and possible future traffic patterns and to consider how this would be affected by changes in land use, and
3. Commercial Market Study: analysis of retail sales including turnover, customer catchment area, amount of floor area needed.'

It was further agreed to inform local residents and community groups during the course of the study and to hold Public Information Meetings in the area.

SUMMARY OF CONSULTANT'S REPORT:

An evaluation of the proposed rezoning for a Super Valu Store in Marpole was undertaken by:

William Graham Consultants - Planning/Land Use Study
Zoltan Kuun, Consultant Engineer - Traffic Study
Ward & Associates - Market Feasibility Study

A summary of the major conclusions of the Consultants' report is outlined below: (Refer to Appendix B for a complete summary of these reports)

A. Planning/Land Use Study:

The proposed Supermarket would be the first major step towards residential/commercial redevelopment in the area bounded by 70th Avenue, Granville Street and the railroad tracks west of Granville. It is concluded that another supermarket in Marpole Commercial District is desirable and economically viable (further details outlined in Market Feasibility Study below). Accordingly, the supermarket is an appropriate use for the Marpole area and provides an opportunity to provide a context for and influence on future redevelopment in this area. This proposal would induce a more centralized Shopping Area in the vicinity of 70th Avenue and Granville Street.

William Graham Consultants do not recommend that the supermarket proposal be approved in its present form because (1) the options are restricted for more extensive redevelopment at a later date, and (2) the proposal splits the parking into two off-street parking lots adding to the existing visual and physical fragmentation created by off-street parking along Granville Street.

As an alternative, the Consultants recommended that the supermarket (with identical store layout) be located at the northern end of the site. The recommendations are summarized as follows:

- (1) Consolidate the parking area to facilitate increased centralization of the Granville Street Shopping area;
- (2) provide flexibility to expand parking facilities at a later date;
- (3) create opportunity for potential alternate use of 71st Avenue frontage;

- (4) reduce the visual and physical prominence of off-street parking along Granville Street;
- (5) increase potential for future redevelopment of service station site located on south-east corner of 70th & Granville; and
- (6) alter location of loading bay to reduce conflict between vehicular traffic and pedestrians.

B. Traffic Study:

The maximum share of shopping trips in the total volume would be 6.5%. It is anticipated that the additional traffic could be handled at the existing level of traffic volume without requiring improvements to the 70th & Granville intersection. Existing traffic at this intersection is relatively moderate suggesting that there is reserve capacity capable of accomodating local and regional growth. To accomodate regional traffic in 1986, however, additional lanes for through and turning traffic will have to be constructed on 70th Avenue.

Ingress-Egress opportunities to the site are generally good. The proposed site design with parking on the south and north of the site adversely affects internal vehicular circulation and would require peak hour shoppers to use the lane which is a public roadway and not an internal parking aisle. Further, the truck bay would conflict with pedestrian and vehicular movements.

C. Market Feasibility Study:

The location of another supermarket in the Marpole Area is considered economically viable. The primary and secondary trading areas reside within 3 and 5 minutes driving time of 70th Avenue and Granville Street with estimated population of 20,600 and 30,000 respectively. Receipts of the proposed supermarket are estimated as 33% of the primary trading area residents and 15% of the secondary trading area residents.

ANALYSIS

In the Director of Planning's report of March 16, 1976, it was noted that:

'The approval of this application could have significant impact on the Marpole area. The Director of Planning further believes, if a major change is promoted in any area of the City where the City has no Area Planning programme or cannot allocate planning resources to research the impact of such proposals, then the originator of the change should submit studies which describe the ramifications of the proposal, particularly how it might relate to the long term development of the area.'

It was further noted that:

'Mr. Addington, President of Kelly Douglas and Company Limited, acknowledges that the Planning Department does not have the resources or priority in its work programme to study this area but he has agreed to undertake planning studies... and is prepared to hire a planning consultant for that purpose.'

On page 3 of the May 1976 report prepared by William Graham Consultants and entitled 'Kelly Douglas Evaluation', the Consultants stated their objectives as follows:

'In April, 1976, William Graham Consultants, Architects + Planners, were commissioned by Kelly-Douglas to prepare the Land Use Study. The objectives of the Consultants' analysis were to:

- 1) Examine possible environmental or economic impacts of the proposed development on

surrounding residential areas and on existing commercial facilities;

- ii) study likely trends for commercial or residential development in the area, and assess the proposed development's effects on future options;
- iii) evaluate the supermarket site plan and design, and assess the advantages and disadvantages in the light of the City's interests and local residents' preferences.

The Consultants emphasized to the City, Kelly-Douglas and the Baxter Group, acting as land assemblers, that they understood their responsibility was to evaluate the proposal as objectively as possible, and not to advocate or promote the application in any way. This arrangement was confirmed by the developers and the Municipal Planners.'

It is the opinion of the Director of Planning that the full range of the impacts of the development have not been properly assessed, particularly with regard to the long range impacts on adjoining residential and commercial land uses. In the view of the Planning Department, the only conclusions that are drawn in the Consultant's report are:

- (1) There are no major detrimental impacts to the residential and commercial areas, and
- (2) Those impacts which do exist can be ameliorated to some extent by the proposed design alternatives.

The full potential impacts of the development have not been identified in large part because several basic assumptions were made by the Consultants' which limited the scope of their study:

- (1) An additional supermarket in Marpole will be economically viable and is considered desirable from the resident's point of view;
- (2) the residential area (as bounded by the railroad tracks, 70th Avenue and Granville Street) will undergo comprehensive commercial/residential development; and
- (3) the proposed supermarket will be a major impetus and a first step towards achieving redevelopment in this area;

The implications of making the above assumptions require further clarification. Questions remain concerning immediate impacts on Marpole and the City as a whole:

- (1) The existing land use and possible future land use of the residential area south of 70th Avenue;
- (2) the social, physical and economic impact of a supermarket on the residential areas south of 70th Avenue;
- (3) the impact of this supermarket proposal on the Marpole Commercial District (Granville Street between 62nd Avenue and S.W. Marine Drive); and
- (4) the implications of future land use policy in the residential areas south of 70th Avenue in terms of the Marpole Area and the City as a whole.

However, subsequent to a meeting between the Director of Planning and the applicant concerning the above noted deficiencies in the planning study and areas where further work is required, it was learned that the planning Consultants would not be retained to complete any further planning work.

Two Public Information Meetings were held in the Marpole Community on July 28, 1976, and August 5, 1976. (Refer to Appendix C for the minutes of these meetings). Based on the analysis of the consultants reports and meetings with area residents, there remain a number of concerns which can be answered only through additional impact analysis. A summary of these concerns are described below.

The traffic situation in the residential area to the west of the site is presently a concern to local residents, especially during peak hours. The proposed supermarket will exacerbate the traffic problems in this area. A second important local impact of this proposal will be the visual effect of the structure adjacent to residential development. The impact of the supermarket on the value of adjacent residential properties should be evaluated since it seems clear that the proposal will not serve to enhance the existing residential area. A further economic impact of this development might be a southward shift in the centre of the Marpole commercial district. For example, the supermarket proposal could possibly precipitate increased competition among merchants to relocate to newer shops in immediate proximity to the supermarket developments on the west side of Granville Street to capture the benefits of a potential increase in pedestrian traffic with consequent blighting effects on the older commercial premise located on the east side of Granville Street. The local impacts of the proposed supermarket are listed in greater detail in Appendix D. The impact of the respective factors in terms of planning criteria is summarized in Appendix E.

The Planning Department acknowledges that there is a market for another large grocery store in the Marpole shopping area. While the need has been agreed to, the specific proposed location cannot be satisfactorily evaluated on the basis of the Consultant's report and the information presently available within the Planning Department. The Planning Department has held the processing of two rezoning applications from (M-1) Industrial District to (C-2) Commercial District. One application concerns the west side of Hudson Street between West 72nd and West 73rd Avenues. The other application is for the South-west corner of Hudson Street and West 73rd Avenue. Without additional information, the Planning Department cannot weigh the potential benefits of this and other proposed commercial developments to certain groups in the Marpole area against the potential detrimental effects to other groups

RECOMMENDATION: The Director of Planning recommends that the whole matter be referred to a Public Hearing. Council should be advised that the Director of Planning cannot support approval of the application without additional information regarding the potential impacts of the proposed development on adjoining residential and commercial land uses."

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

D 878⁸⁷⁸

MANAGER'S REPORT

August 19, 1976

TO: Vancouver City Council

SUBJECT: Sale to Southvan Foundation - 2 Acre Senior Citizen's Site In Langara

CLASSIFICATION: Recommendation

The Acting Supervisor of Property & Insurance reports as follows:

"On May 27, 1975, City Council approved the sale of two acres of Langara land legally described as lot 2, block 1165, D.L. 526, plan 16033 to the Southvan Foundation for \$500,000.00 cash. A number of conditions were established as follows:

1. Development permit to be obtained by the developer for a development to conform with the zoning and other conditions set by Council on April 15, 1975.
2. Option to repurchase by the City (or other documentation deemed advisable by the Director of Legal Services) in the event development is not commenced to the point where foundations have been poured within 18 months from the date of sale.
3. All documentation to be to the satisfaction of the Director of Legal Services.
4. The date of sale to be the date of issuance of a development permit or 120 days from May 27th, whichever is the sooner.
5. Purchase price to be paid in cash within 14 days from the date of sale, with interest charged at 10% thereafter.
6. Any easement agreements which may be necessary.

As the subdivision plan creating the various sites in Langara was not deposited until the beginning of October 1975, a status report on the Langara lands was submitted to Council October 21, 1975. At that time, Council also amended sale date to be the issuance of a development permit or 120 days from Council approval, being February 17, 1976. This was to allow Southvan Foundation time to complete financial arrangements with the B.C. Government and Central Mortgage and Housing Corporation and payment was amended from cash to City terms with interest at the rate of 11%. On March 9, 1976, City Council again extended the date of sale to August 17, 1976 since CMHC had not made a funding commitment.

The Provincial Department of Housing, through their agent, Dunhill Development Corporation, has now applied to acquire this land for lease-back to the Southvan Foundation for a nominal sum on the understanding that its ultimate use will be for a senior citizen's project. Southvan Foundation find it more economical to lease from the Government and the Department of Housing has indicated they accept the same terms and conditions of sale as approved for the Southvan Foundation. Further, it is the policy of the Department of Housing to pay cash for land acquisitions such as this.

It is RECOMMENDED that the resolution of May 27, 1975 approving the sale of this site to Southvan Foundation be rescinded and that sale be approved to the Provincial Department of Housing for lease back to Southvan Foundation for a senior citizen's project on the same terms and conditions as approved by Council on May 27, 1975. The purchase price is to be paid in cash within fourteen days of the date of sale, which is to be extended from August 17, 1976 to the date of Council approval of this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 816

E 879

MANAGER'S REPORT

August 19, 1976

MANAGER'S REPORT

TO: Vancouver City Council

SUBJECT: 460 West 16th Avenue
Development Permit Application #73608

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"Development Permit Application #73608 was received on April 12, 1976 from Granger Industries Ltd. to construct a 32 unit apartment/townhouse development on this site. The site is located in a RT-2 Two Family Dwelling District on the south side of West 16th Avenue immediately east of the lane east of Cambie Street.

I BRIEF HISTORY

City Council will recall dealing with a similar development on February 3, 1976 for a 30 unit apartment/townhouse complex for social housing on the easterly portion of this block immediately adjacent to the proposed development (420 West 16th Avenue). City Council at that time heard a delegation on behalf of local residents. The local residents stated that they objected to the proposed development primarily because of the density, the increase in traffic and the probability of social problems developing.

The Director of Planning at that time, in a report on the matter, advised Council that a similar development could be promoted on the remaining half of the block. The Director of Planning believed that the development as proposed then for 420 West 16th would be large enough for this location and it would be advisable not to consider further social housing proposals in the area.

Subsequently, when considering the proposed development at 460 West 16th, City Council by resolution of February 3, 1976 resolved:

"That the submission of the delegation be received. Further that the Director of Planning be instructed to approve the development permit application #72161 for development of a two-storey apartment/townhouse complex for social housing on this RT-2 Two Family Dwelling District zoned site (209.77' x 156.6') located at the south-west corner of West 16th Avenue and Yukon Street."

II PRESENT SITUATION

On April 12, 1976, the same developer, Granger Industries, filed Development Permit Application #73608 to construct a 32 unit apartment/townhouse development on the remainder of the half block on the south side of 16th Avenue. The site for the proposed development would have a frontage of 200' on 16th Avenue and a depth of 157'. Four existing dwellings would be demolished containing a total of 5 units. The proposed development would contain 26 two-bedroom units and six one-bedroom units for a total of 32 units.

37 neighbouring property owners were notified. One written reply was received stating "What's the use?" However, several phone calls were received from persons objecting and these persons felt that it was useless to reply in writing having regard to the result on the neighbouring site at 420 West 16th Avenue.

The applicant submitted a letter dated May 18, 1976, which states in part:

"This letter is to confirm that this development is not intended for low income rental. The project will be strata titled and individual units offered for sale in the medium price range."

III PLANNING DEPARTMENT COMMENTS

At this stage, the developer is anticipating that the units will sell for \$47,000 or less. This would mean that the purchaser could qualify for financial assistance from the Federal Government through the Assisted Home-Ownership Program (AHOP). With AHOP, and available provincial government subsidies, families with an income of \$11,000 - 13,000 may qualify for purchase. Since there is so little accommodation being constructed in the City that qualifies for AHOP financing, that could be a major advantage to this proposal.

It is felt that there are a number of factors influencing consideration of this development permit application and these are discussed below:

1. Stability of the Neighbourhood

The existing neighbourhood appears to be quite stable in terms of social and physical character. Although the Planning Department is aware of some properties being held for upzoning or redevelopment, there is little evidence of deteriorating property and the majority of properties are well-maintained.

2. Precedent Setting

The implications of allowing the subject application would have an impact on the surrounding RT-2 area. In this particular RT-2 area, there are a number of large lots that have a size similar to the subject site and could possibly be used for similar townhouse development.

3. Timing

By City Council resolution, the City Planning Department is initiating a study "to review the present zoning in the area between Oak and Main, 16th and Broadway". Study of the area is necessary to make recommendations on how and where redevelopment should occur. Allowing this development in addition to that already approved on the site to the immediate east would have an impact on the community and would be premature in the absence of any specific policies for this area.

4. Impact on Community Facilities

As these townhouses are a family oriented form of development, there is potentially a large number of children that will live on the site. Comments of the School Board (Appendix A) states that the nearby Elementary School, Simon Fraser, is crowded at the present time and the approved development of 30 units at 420 West 16th alone will put a strain on these services. The letter from the School Board concludes that they "do not wish to see any housing developments in the Simon Fraser School area which would generate elementary school children at this time." A letter from the Park Board (Appendix B) states that they have no objections to the proposal from a park and recreation point of view in that there are sufficient parks and community services in the area.

5. Density and Scale

The density that would be created by this development is 42.2 units per acre. It is estimated that the current density is approximately 20 units per acre in the area. The existing density on the site is 5 units and the proposed development of 32 units would therefore represent a six-fold increase in density. The subject proposal, in conjunction with the already approved townhouse development at 420 West 16th (at approximately 40 units per acre), would result in a significant intrusion into this area at a density higher than that currently existing. The two developments together would occupy an entire blockface and although the applicant has stated that this development will not be low-income rental, the two developments will probably give a negative impression of townhouse clusters in duplex areas.

The surrounding area is entirely developed on 50' frontages. Two adjacent developments, each with a 200' frontage is not felt to be in scale with the existing development, with respect to the resultant bulk of the buildings.

6. Type of Accommodation

The major positive aspect of the subject development is that it will provide townhouse accommodation in the inner city that will qualify for AHOP financing. Considering the new provincial government subsidies, this would mean that families with an income of \$11-13,000 could qualify to purchase these units. It is estimated that this may be close to the incomes of the people currently living in the area. The Planning Department feels that townhouses are an acceptable form of family accommodation and that this particular development has taken advantage of the unusual depth of the site and provided an acceptable design. Since new single family dwellings are generally too expensive for the modest income family, this proposal could provide an alternative form of accommodation.

"The Social Planning Department believes that the following points weigh in favour of the proposal:

- From the point of view of its liveability for its own residents, the proposal compares very favourably with family developments at similar densities recently approved for other areas of the City.
- There is a need for more moderate cost family housing in the City. Any proposal for suitable family housing that would qualify for AHOP financing is worthy of careful consideration.
- This particular location is suitable for family townhouses. As the site is in the corner of a neighbourhood between an existing townhouse development and commercial development and on an arterial street - one that forms an effective boundary - townhouse development here would have minimal impact on the surrounding neighborhood.

The Social Planning Department does not believe that possible pressure on existing school facilities should be used as an argument against new development. School services should be tailored to meet demand rather than demand tailored to meet services.

Finally, the Social Planning Department believes that there is no sound basis for the conclusion that allowing this development would have serious consequences for the stability of the surrounding neighbourhood. In fact, it would be difficult to find a site in this City more ideally suited for townhouse development, especially from the point of view of its impact on the surrounding neighbourhood."

The Director of Social Planning recommends approval of the Development Permit Application.

IV CONCLUSION

Townhouses are felt to be a suitable form of family accommodation which can provide an alternative to the generally more expensive single family dwelling. It is recognized, however, that townhouse development in a duplex area must be carefully considered in terms of its potential impact. The subject proposal is felt to be inappropriate at this location because it would have a considerable negative impact on the immediate community especially in terms of its scale and density.

The Director of Planning is therefore prepared to refuse DPA #73608 at 460 West 16th Avenue, considering it to be an unsuitable form of development. In view of the resident opposition to the adjacent development at 420 West 16th it was considered appropriate to bring the subject D.P.A. for 460 West 16th to the attention of City Council."

The City Manager submits the report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 8/7

DATE August 24, 1976

TO: Vancouver City Council

SUBJECT: Sale of Fresh Fish from a Vehicle located at the Gastown Farmers Market on Sundays.

CLASSIFICATION: RECOMMENDATION

The Medical Health Officer reports as follows:

"Mr. Dick Allin of Qualicum Beach has been selling fresh fish from a vehicle for the past four (4) Sundays at the Gastown Farmers Market.

Section 54 of the Vancouver Health By-law states as follows:

No person shall carry on the business of selling meat or fish by going from place to place or home to home, or by soliciting business on any street or lane or other public place.

The Health Department has rigidly enforced this section because of many problems it has encountered in regards to the sanitation of vehicles selling fish. The above mentioned vehicle has been inspected and found to be of excellent quality with its own refrigeration, hot and cold running water, holding tanks and its own separate retail sales area. The Health Department has no objections to a vehicle of this quality selling fish to the public in Vancouver. The product being sold to the public has been examined and found to be of excellent quality.

In discussions with the Director of Legal Services it was decided that a by-law amendment would be required to permit the use of such vehicles for this purpose in the City of Vancouver. The by-law amendment would require that standards be set forth for such vehicles.

Mr. Allin has requested that special permission be granted for him to continue the selling until Council has considered the by-law amendment. Mr. A. Bowen of the Gastown Merchants concurs with the sale of this fish under his blanket licence arrangement.

The Medical Health Officer recommends that enforcement of the by-law be delayed on this specific case in order to give Council an opportunity to consider a proper amendment."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved and the Director of Legal Services be instructed to bring in the appropriate amendment to the by-law.

FOR COUNCIL ACTION SEE PAGE(S) 8/1

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

I

August 5, 1976

A special meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, third floor, City Hall on Thursday, August 5, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Kennedy
Alderman Sweeney

ABSENT: Alderman Bowers
Alderman Marzari

ALSO PRESENT: Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Harcourt

COMMITTEE CLERK: G. Barden

INFORMATION

1. Department of Travel Industry Presentation of a Study on the Potential for a Convention Centre in Vancouver

A report dated May, 1976 prepared by F. Rex Werts Ltd. and The Sussex Group for the B.C. Department of Travel Industry on "A Feasibility Study for a Vancouver Convention Centre/Exhibit Hall Complex" was circulated to the Committee. This particular study is Phase I and deals with the general feasibility of such a project and its potential in our particular city.

Mr. F. Rex Werts and Mr. Tom Reid of the Sussex Group reported on the study as follows:

"The number and size of associations and organizations are steadily growing in North America and internationally. In the U.S. and Canada there are between 15 and 20,000 'national' associations and organizations and possibly a further 4,000 'international' ones largely headquartered in Western Europe. Almost all of these have some form of annual meeting or convention.

Such meetings and conventions are becoming larger, require more days, are more professional in content and require more and more sub-meetings, and in rapidly growing numbers requiring large exhibit space for related products or suppliers. This is specially true for meetings of larger national bodies. It is this emerging situation which has created the basic need for the convention centre/exhibit hall complexes.

The conventions 'market universe' selected for a possible Vancouver centre is national gatherings in the 1,500 - 8,000 delegates range. Such meetings are generally if not entirely beyond the capacities of Vancouver hotels, particularly if exhibits are involved. The Study shows how Vancouver to-day is not able to solicit many possible important conventions because of the lack of the facilities of a convention centre. The Study also indicates there are about 2,000 national conventions in the restricted market universe selected; a market penetration of 1% a year would be rewarding.

There is also a market universe potential among the international congresses. The Study emphasizes Vancouver's position on the Pacific

Cont'd . . .

Standing Committee of Council 2
on Finance and Administration
August 5, 1976

Clause #1 continued:

Rim and on the doorstep of the United States from Asia-Pacific. It is postulated that a convention centre here would become a favoured site for international meetings.

There are 4,000 national trade shows each year in the United States. The top 150 shows needed an average of over 100,000 net sq. ft. in 1974 and had 16,000 attendees each. Both the size and number of attendees are rising annually. Similar trends are apparent for large public shows.

Evidence from the extensive in-the-field interviewing done for this Study indicates that convention centre/exhibit hall complexes are in an early 'generation status' position with a long growth and use period before them.

The Study also emphasizes the importance in site selection for large conventions of the combination of facilities and amenities. Given the first, Vancouver is blessed with the second to a degree rivalled by few major cities in North America. This advantage should be weighed positively in any decision.

Such a facility should have a main exhibit hall of 100,000 - 120,000 sq. ft., various meeting rooms of flexible sizes, a large kitchen area for up to 5,000 meals, and sundry other facilities best suited to adequate market penetration. It should be located no more than a 10-minute's walk from the hotel area (Georgia and Burrard Streets). The probable base cost would be about \$25 million, excluding land.

There are both private and public sites in the core downtown area which could offer at least some potential for such a facility as described above. Some are limited in area and, if used, would require adjacent lands or design modification. A probable cost for a privately-owned site would be \$6.5 million or more.

The funding of the creation costs would likely require intergovernmental participation. The City of Vancouver would be required to hold a public referendum for such capital expenditure; the Province could not directly debt finance costs unless through a crown corporation or agency. The only precedent in Canada for such a project is in Winnipeg, where the City and Province were to equally share the capital costs based on original cost estimates.

Based on projections of use rates by the first normal year of operations (year 3), the annual operating deficit would be close to \$500,000. It would be substantially more in year 1 and about one-quarter million dollars in year 6. Such losses are not unusual for large convention centre-exhibit hall complexes.

The total annual debt payments (or the opportunity cost of funds) plus the deficit would be at least \$3 million by the third year of operation. This implies public ownership in some form.

The local economy would receive about \$19 million in new money by the third year as a result of delegates' spending. This would produce tax revenues of \$1.3 million to the Province and \$2.3 million to the federal government. The City of Vancouver would receive increased tax revenues only if redevelopment occurred as a result of a complex.

While little is reliably known about the multiplier effect of visitor spending in Vancouver, it is estimated that the \$19-million injection would have a secondary impact of \$40 million on the local economy. This would mean additional tax revenues of about \$1.6 million to the Province and \$4 million to Ottawa.

There would be various costs and benefits to the community in the form of unquantifiable impacts, such as a centre's effects on transportation, urban life, tourism, and other considerations. While difficult or impossible to measure, these would nevertheless be important and must be considered prior to a decision to build or not build a major centre."

Cont'd . . .

Standing Committee of Council 3
on Finance and Administration
August 5, 1976

Clause #1 continued:

The Committee expressed concern over the substantial capital costs and operating losses that would be involved in such a project. It was noted that the senior governments and merchants would directly benefit financially from such a complex and the total cost should be shared between them.

The Consultant noted that the Federal Government was against assisting Toronto and Montreal as it would set a precedent however, they might be more inclined to assist the three cities.

A representative from the Board of Trade stated that if the City of Vancouver sees this as a socially and economically good thing for Vancouver, the Board of Trade would like to assist the City with a rational way of financing the project from the point of view of others benefiting from it.

The Visitor's Bureau agreed that some form of financing must be worked out but it must be kept in mind how important the tourist is to the Province. It is the second industry in B.C. and we will suffer severe losses in the future if we do not have a centre. The residents and merchants should be educated on how important this is to them. Business people in Vancouver should be actively involved in promoting it.

The Committee noted that the study stressed a downtown location and it was felt the downtown is too congested for such a project. It was suggested that it could be located on the waterfront in Gastown or on the Federal Government property across from the Queen Elizabeth Theatre.

Mr. David Livingstone, Acting Minister of Travel Industry, stated that the proposal needs more study by the City at this time, to assess the social, financial, transportation and other aspects. If it turns out that the City is concerned and rejects the proposal, then it will be the end of the study.

The Committee agreed that a very critical analysis of the study should be carried out by the City, and following further discussion it was

RESOLVED

THAT the report be received for information.

The meeting adjourned at approximately 3:30 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 8/8

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

AUGUST 12, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 12, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Withdrawal of Neighbourhood Pub Application -
2354-2356 West 41st Avenue

The Community Services Committee, at its meeting on May 20, 1976, after considering an application from Mr. Harold Shore to operate a neighbourhood pub in premises he owns at 2354-2356 West 41st Avenue, resolved:

"THAT the application of Mr. H. Shore to operate a neighbourhood pub at 2354-2356 West 41st Avenue be deferred for two weeks to permit the applicant to sample public opinion in the area on his proposed pub."

The Committee had before it for consideration a letter dated July 16, 1976 from Mr. H. Shore regarding his application for a neighbourhood pub in which he stated:

"In view of the results of the plebiscite taken for the pub at 3590 West 41st Avenue (73% against) we have decided to drop our plans for the time being. If we feel that the public opinion will be better at a later date and if no other person has applied for that area we will apply again. In the meantime I feel that we should discontinue any further moves."

Following consideration, it was

RECOMMENDED

THAT no further action be taken on the application of Mr. H. Shore to operate a neighbourhood pub at 2354-2356 West 41st Avenue

2. Neighbourhood Pub Proposal - West 10th Avenue and Sasamat

The Committee had before it for consideration the following letter dated July 16, 1976 from Mr. J. Vian Andrews in which Mr. Andrews requested direction from the City on whether another referendum could be held on a pub application in this neighbourhood:

" Mr. Gordon Blankstein and I hope to be partners in the development of a neighbourhood pub in the city. In that connection we would like to meet with you to discuss the particulars of our proposal.

The location we have in mind is at West 10th Avenue and Sasamat; near the University of British Columbia, although we realize that another group tried to establish a neighbourhood pub in the same area earlier this year. That group failed because they did not get the necessary support from the citizens of the surrounding community.

There are, doubtless, many reasons why this happened, although we believe the major reason the referendum failed was because the sponsors did not adequately explain the concept of the neighbourhood pub, nor take into account the wishes of the community in the development of the premises.

We have a proposal which we feel will obtain the requisite support for we would like to create a place that will fit into this particular neighbourhood. It is our hope to begin working on the specifics of our proposal with a view to holding a neighbourhood referendum in September. But we would like to know, naturally, whether City Council will permit the referendum at that time before we proceed too much further. "

The Committee was reminded that on April 27, 1976, Council rejected an application by Mr. Norm Wickstrom to operate a neighbourhood pub at 4473 West 10th Avenue as only 48.90% of voters were in favour in a petition plebiscite held on Mr. Wickstrom's application.

The Committee noted the City presently has no policy as to the length of time that should pass before another pub plebiscite is put to the voters in the same neighbourhood.

Mr. Andrews appeared before the Committee and advised that he and his partner would be interested in having a petition plebiscite held on their application either this Fall or next Spring.

Following brief discussion, it was

RECOMMENDED

THAT Council adopt a policy that a minimum of one year should pass from the date of a Council resolution rejecting a pub application before a second neighbourhood pub petition plebiscite is conducted by the City in the same neighbourhood.

INFORMATION

3. Proposed Local Improvement Money By-Law for
A Community Office in Marpole-Oakridge

The Committee had before it for consideration the following letter dated July 31, 1976 from Mr. Elgin Ruddell, Vice-Chairman of the Marpole-Oakridge Area Council:

"The Marpole-Oakridge Area Council has decided to seek approval of your Committee and of Council for a Local Improvement Money By-Law.. Its purpose would be to provide a Community Office in our Area. This office would require a paid staff of one coordinator and clerical support. The coordinator would be required to recruit and supervise volunteers for a variety of community projects including our Information Center, the community newspaper and the numerous activities of the Area Council. The Community Office would be equipped with typewriters and copying machine for the use of all local groups.

Affected Polling Districts: 73,74,75A,75B, and 76

Assessment Data is as follows:

	General Taxable Land	\$108,343,847
	General Taxable Improvements	132,043,359
	General Exempt Land	9,352,992
	General Exempt Improvements	12,340,108
Tax Base:	100% of Taxable Land	\$108,343,847
	75% of Taxable Improvements	99,032,517
	Total	207,376,364

The Tax Levy for the year 1977 @ .0018 Mills would be \$37,327

Term of the By-Law: Years 1977,1978,1979

Budget: Wages (gross) 50%, Rent 17%, Office equipment and expense 3%,
Public Relations 30%.

A Letter of Agreement would be required between the City of Vancouver and the Marpole-Oakridge Area Council. The City would undertake to process the Local Improvement levy and forward the proceeds to the Area Council. The Area Council would undertake the administration of the funds and make provision for bonding and for audit. The audit would be public and subject to City scrutiny.

We are aware this is an inovative proposal. Nevertheless the recent withdrawal of funding for community activates requires new positive answers.

We wpuld appreciate an early opportunity to discuss our request with your Committee. "

Mr. Ruddell and other members of the Marpole-Oakridge Area Council appeared before the Committee on this matter and advised that their Area Council had previous funding from United Way and the Information Services Joint Council but that these sources of funds have been discontinued. The delegation stated it feels it has substantial support in the neighbourhood for a local improvement money by-law to establish a community office and that this could be considered as a pilot project.

Clause No. 3 Continued

During discussion, the Committee noted the proposal is an entirely new concept which will require study by the City Legal Services Department and that it could require a Charter Amendment before such a local improvement money by-law could be put to voters in the Marpole-Oakridge area.

The Committee advised the representatives of the Marpole-Oakridge Area Council that it is unlikely that such a local improvement money by-law could be placed before voters in the Marpole-Oakridge area as part of the November 1976 civic election.

Following discussion, it was

RESOLVED

THAT the proposal of the Marpole-Oakridge Area Council for a local improvement money by-law for a community office be referred to the Director of Legal Services and the Director of Social Planning for study and a joint report to the Community Services Committee at its meeting on Thursday, August 26, 1976.

4. Portuguese Community in Vancouver

The Committee had before it for consideration a Manager's Report dated July 22, 1976 (copy circulated) in which the Acting Director of Social Planning reported to the Committee for information purposes that a bilingual staff person should continue to work in the Portuguese community.

It was noted that a grant for the continuation of this service is contained in the following item on the Committee's agenda which is the quarterly grants report, and following consideration, it was

RESOLVED

THAT the Manager's Report dated July 22, 1976, on the Portuguese Community in Vancouver, be received for information.

RECOMMENDATION

5. Quarterly Grants Report

The Committee had before it for consideration a Manager's Report dated July 29, 1976 (copy circulated) in which the Acting Director of Social Planning reported on ten grant requests totalling \$122,668.00.

In the report the Acting Director of Social Planning recommended that four grants totalling \$40,201.00 be approved. Net cost to the City, after C.A.P. recovery, would be \$33,826.00.

The Acting Director of Social Planning, members of the Social Planning Department and representatives of a number of organizations applying for grants appeared before the Committee on this matter.

The Social Planning Department staff and representatives of grant applicant organizations reviewed the report with the Committee, considering each of the ten applications individually.

Clause No. 5 Continued

Whereas the Acting Director of Social Planning had recommended four grants totalling \$40,201.00 be approved, the Committee is recommending approval of six grants totalling \$52,716.00.

During discussion, the Committee was advised that one organization, the Downtown Eastside Women's Centre, had withdrawn their application for a grant of \$24,336.00.

The Committee is recommending approval of the four grants recommended for approval by the Acting Director of Social Planning and additional grants to the Hellenic School Parents Association and Vancouver Status of Women.

During discussion of the Hellenic School Parents Association grant request of \$11,220.00, representatives of that association told the Committee that although they have received a grant from the Vancouver Resources Board to cover the salary of one community worker translator, two such persons are required as the present translator is often called away from the association's office to do translation work for court cases. It was also noted that the Multilingual Society provides translation services for almost all language groups in the City but it does not have a Greek translator.

On the application of the Vancouver Status of Women for a grant of \$13,819.00, representatives of this organization advised the Committee that last year they received grants from the Provincial Secretary, the Secretary of State and United Community Services which totalled \$92,359.00. This has been cut back this year to \$75,000.00 and therefore this organization will have to reduce its services. The representatives of the Status of Women presented the Committee with a brief which outlined the functions of the Status of Women (copy circulated).

Following consideration of each of the ten applications for grants, it was

RECOMMENDED

THAT City Council grant a total of \$52,716.00 as follows:

A. Arbutus Work Incentive Society	\$ 7,630.00
B. Hellenic School Parents Association	5,610.00
C. Lower Mainland Stroke Association	5,321.00
D. Cedar Cottage Neighbourhood Services Association for a Portuguese Community Worker	12,750.00
E. Vancouver Status of Women	6,905.00
F. Canadian Council of Christians and Jews	14,500.00

The foregoing grants to provide the services and be subject to the conditions as outlined by the Acting Director of Social Planning contained in the Manager's Report dated July 29, 1976.

The meeting adjourned at approximately 5:00 P.M.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT



AUGUST 12, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, August 12, 1976 at approximately 3.35 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION

1. Park and Recreation Levies

The Committee had before it a report of the City Manager dated July 21, 1976 forwarding a report of the Director of Planning of the same date, for consideration (copies circulated).

The Director of Planning had been instructed to report on a request from the Parks Board that the matter of reviewing the City By-laws with the intent of reducing the acreage and requirements before recreational land or monetary contribution is requested from the developer. In his report the Director of Planning states that the existing legislation under Section 54A of the Sub-Division Control By-law (requiring a developer to provide 10% of the land for public recreation space on sub-divisions of 20 acres or more) has limited application since there are not too many privately-owned land parcels in the City in excess of 20 acres. Two alternatives for amending this Section might be considered - the acreage requirements might be removed completely so that it would apply to all land sub-divisions or the acreage requirements could be lowered to one acre. A levy of new development based on zoning legislation may be considered.

Discussion of parks and recreation levies raised several issues and questions and the Director of Planning felt that no recommendations could be made without further investigation and suggested that one of the following be adopted:

- either (a) Take no further action
- or (b) Request City Officials to report on the possible uses of levies as an alternative to general municipal revenues for the funding of public purpose expenditures

The Committee

RECOMMENDED

THAT the Director of Finance, in consultation with the Director of Planning, the City Engineer and the Director of Legal Services, prepare a report on the possible uses of levies as an alternative to general municipal revenues for the funding of public purposes expenditures.

Cont'd.....

2. Townhouse Proposals in RS-2 and RT-2 Zones of the City

The Committee had before it a report of the City Manager dated August 5, 1976 forwarding a report of the Director of Planning dated August 1, 1976 entitled "Townhouses in Vancouver's Conversion Areas - A Policy Guide for Considering Applications for Townhouses as a Conditional Use in RT-2 Zoning Districts" (copies circulated).

Alderman Cowie requested and received permission to participate in the discussion but to abstain from voting on the decision of the Committee.

Miss J. Hlavach, Area Planning Division, advised that a number of applications have been received to construct townhouses in RT-2 duplex areas. Townhouses are permitted as conditional uses in the conversion zones, RS-2 and RT-2. The RS-2 zones have retained a single family character and the Department feels that as no applications have been received in RS-2 zones as yet further analysis of townhouses in these zones should be considered at the same time as the Department's forthcoming analysis of townhouses in RS-1 zones.

The Planning Department report is intended to explore the role that conversion areas play within the context of the City, to develop a greater understanding of the impact of townhouse development on existing communities, to explore the appropriateness of change in the areas and to devise a policy.

The report describes the role of RT-2 areas, the goals of the people that relate to RT-2 areas and the future of the RT-2 areas ranging from no townhouses, some townhouses limited by present controls and the market, some townhouses limited by new planning controls, to extensive townhouse development.

The Director of Planning recommended the following:

- "(1) THAT Council endorse the following policies as the basis for the discretion of the Director of Planning in considering conditional use townhouse development applications in conversion areas:
- (a) Townhouse development applications in RS-2 zones should not be approved until these areas are analyzed in conjunction with the pending study, "Policy on Low-density Multiple Housing in RS-1 Areas."
 - (b) Townhouse development should not be approved in the RT-2 zones adjacent to major thoroughfares (primarily Cambie Street, Main Street, Fraser Street, Victoria Drive, Kingsway and Grandview Highway).
 - (c) Townhouse development in other RT-2 areas should be considered on the basis of the following criteria:
 - Townhouses should only be permitted at locations where excess capacity in schools exist or where a strategy to adapt and prepare for an influx of new children has been established.
 - Townhouse development should be approved only when it is clear that no area services will be heavily overburdened.
 - New townhouse developments should generally be dispersed so as not to create undue social and/or physical clustering. This will depend on the characteristics of individual locations and on the specific circumstances of any one application.

Cont'd.....

Clause #2 Continued:

- Priority for townhouse locations should include the following preferred site;
 - a) corner lots;
 - b) vacant lots;
 - c) replacement of non-conforming uses;
 - d) underutilized lots ("underutilized" means lots with f.s.r. less than that of surrounding development); and
 - e) instances where existing buildings are not structurally sound (as certified by a registered engineer).
 - Townhouse development should generally not take place on sites which will necessitate the destruction of unique, "heritage" of historically significant buildings or streetscapes.
 - In considering townhouse proposals the residents within a ½ block radius of the proposed project as well as appropriate area advisory groups should be notified and the comments of these people should be considered.
 - The maximum allowable redevelopment frontage for a townhouse project should generally be limited to twice the average lot frontage in the ½ block in which the site is located and the opposite ½ block across the street.
 - Generally, townhouse densities would not exceed 25 units per acre
 - Townhouse development should generally not be constructed at F.S.R. of greater than .60 with surface parking or greater than .75 with covered parking.
 - Townhouse projects should generally provide at least one parking space per unit either on surface or underground
 - Townhouse development should generally reflect the character of the existing streetscape as follows:
 - a) the maximum height should not be more than the tallest of existing buildings in the block in which it occurs or the opposite ½ block across the street nor a maximum of 2½ stories nor 35' whichever is less; and
 - b) roof shapes, exterior materials, textures, and design details in the street scape should be repeated where practicable.
 - A high quality of design should be encouraged for townhouse development.
 - The applicant for townhouse development should provide information as to the age and income of tenants residing on the subject site. This information should be transmitted to city-funded relocation agencies to assist these people to relocate.
- (d) The RT-2 townhouse criteria should be used for an interim period of up to three years, and that they be reconsidered after that period as to their continued viability. Staff involvement in processing applications should be continually monitored.
- (2) THAT Council instruct the Director of Planning to apply to amend the Zoning and Development By-law so that townhouses are made an outright use in RM-2, RM-3 and RM-3A zoning schedules, and that the application be referred direct to a public hearing after a report has been received thereon from the Vancouver City Planning Commission. "

Clause #2 Continued:

Members of the Committee agreed that the analysis of townhouse development in RS-2 zones should be carried out with the pending Planning Department's study of a policy for low density multiple housing in the RS-1 areas and that in the interim no townhouse development permit applications should be approved in RS-2 zones.

With respect to townhouse development adjacent to major thoroughfares the Committee felt that the townhouses may not necessarily be constructed for families. Perhaps they should be developed along the major thoroughfares, most of which are transit routes.

A member of the Committee requested that the criterion with respect to no development taking place on sites which will "necessitate the destruction of unique, heritage, or historically significant buildings or street scenes" be re-examined and perhaps removed.

Some of the Committee felt that the present controls are good, i.e. the Director of Planning assessing applications on the appropriateness of design (through the Urban Design Panel) and the acceptance of neighbouring property owners.

In answer to a question as to whether or not townhouse development would have an effect on the neighbourhood, Mr. Youngberg advised that several applications have been received for developments with buildings that are 200-250' long. It is felt that this would have a pronounced effect on the neighbourhood.

Mr. G. McLean of Daon Developments stated that townhouses are what people want - they cut down on traffic flow and maximize bus service. There would be no drain on schools because people who buy townhouses are either childless or older couples whose children have left home. High land prices are driving younger people with families out of the City.

Mr. M. Katz, Architect, stated that the present By-law would allow a higher density - if the present report is accepted the unit cost would increase because of the lower density and there would be no lower cost townhousing built.

Mr. D. Cornejo, Area Planning Division, stated that the Director of Planning has the discretion to permit townhouses in RT-2 areas but he has no guidelines to follow. It is felt that there should be some guidance as to what direction the Committee would like the Director of Planning to take in processing the applications. The Committee felt that Scenario II, some townhouses with the numbers limited by present zoning controls and the market, should be followed.

In the Planning Department report it is noted that studies should be undertaken as to other ways and means of maximizing townhouse demands in the conversion zones. One method would be to allow townhouses as an outright use in RM-2, RM-3 and RM-3A zones.

Cont'd.....

Clause #2 Continued:

After discussion the Committee

RECOMMENDED

- (A) THAT the Director of Planning be instructed to make application to amend the appropriate schedules of the Zoning and Development By-law to allow townhouses as an outright use in RM-2, RM-3 and RM-3A districts; and that the application be referred direct to a Public Hearing after a report has been received thereon by the Vancouver City Planning Commission.
- (B) THAT development permit applications for townhouse development in RS-2 zones not be approved until these areas are analysed in conjunction with the pending Planning Department's study on low density multiple housing in RS-1 areas.
- (C) THAT the question of allowing townhouse development in RT-2 zones adjacent to major thoroughfares be referred back to the Director of Planning for further study and report.
- (D) THAT the criteria for townhouse development in RT-2 areas as contained in the Manager's Report dated August 5, 1976 be referred back to the Director of Planning to undertake a further study and report; in the interim the Director of Planning be instructed to process development permit applications for townhouses in RT-2 areas on the basis of the existing design and zoning controls.

(Alderman Cowie abstained from voting)

INFORMATION

3. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated July 30, 1976 from Mr. H. Schesser, Acting Zoning Planner, submitting the monthly status of rezoning applications as of July 30, 1976.

RESOLVED

THAT the monthly status report of rezoning applications as of July 30, 1976 be received.

Cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
August 12, 1976

Page 6

4. Development Permit Application - Ferry Terminal
Foot of Seymour Street

Mr. D. Hickley, Assistant Director, Central Area Division submitted preliminary development permit drawings of the proposed Ferry Terminal to be constructed behind the CPR buildings at the foot of Seymour Street. The Committee requested Mr. Hickley to transmit to the Urban Design Panel its comments that they regret the vast expanses of metal siding. They would also like to see the roof top made attractive and available to the public as a roof garden or a look-out.

RESOLVED

THAT the verbal report of the Assistant Director,
Central Area Division be received.

The meeting adjourned at 5.15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 820